

**Official Record**Recording requested By  
ALICE COLE SIMKINS

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 302 Page- 0630



APN: 012-170-41

## RETURN RECORDED DEED TO:

Alice Cole Simkins & Dan Jerrold Simkins  
P.O. Box 333  
Panaca, NV 89042

## GRANTEE/MAIL TAX STATEMENTS TO:

Alice Cole Simkins & Dan Jerrold Simkins  
P.O. Box 333  
Panaca, NV 89042

**QUITCLAIM DEED**

THIS INDENTURE, made and entered into this 3<sup>rd</sup> day of May, 2016, between, ALICE COLE SIMKINS and DAN JERROLD SIMKINS, the party of the first part, hereinafter referred to as "GRANTORS", and ALICE COLE SIMKINS and DAN JERROLD SIMKINS, husband and wife, as joint tenants with rights of survivorship, and as, the party of the second part, hereinafter referred to as "GRANTEES."

**WITNESSETH:**

That the party of the first part, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to them in hand paid by the party of the second part, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does by these presents remise, release, and forever QUITCLAIM unto the party of the second part and to their heirs and assigns all of those certain lots, pieces and parcels of land situate in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to-wit:

**That property as shown on the Record of Survey Boundary Line Adjustment recorded in Plat Book B page 165 of Lincoln County Records - adjusting boundaries in the N1/2NW1/4 Section 8, T.2s., R.68E., M.D.M. specifically Map Parts D, E, F, K, L, N, P, Q, and S. Within these boundaries is the abandoned U.P. right-of-way shown as Map Parts G, H, I, and M.**

**This property is more particularly described as follows:**

**Beginning at a point on the north line of said Section 8 from which the NW corner of said section 8 bears N. 89°58'19" W. 1,569.27 feet;**

**Thence S. 89°58'19" E. 94.43 feet, on the said north line of Section 8\*;**

**Thence S. 0°04'38" E. 146.06 feet\* to the west right-of-way of the abandoned Union Pacific Railroad;**

**Thence continuing S. 0°04'38" E. 28.94 feet\***



**Thence S. 89°58'19" E. 96.76 feet to the east right-of-way of said abandoned UPRR;**

**Thence S. 89°58'19" E. 223.24 feet to the west right-of-way of the existing Lincoln County Road\*;**

**Thence S. 0°04'39" E. 50.00 feet along the said west right-of-way of Lincoln County Road\*;**

**Thence N. 89°58'19" W. 246.53 feet to the east right-of-way of said abandoned UPRR\*;**

**Thence continuing N. 89°58'19" W. 30.92 feet\*;**

**Thence S. 0°05'33" E. 66.34 feet to the east right-of-way of said abandoned UPRR\*;**

**Thence continuing S. 0°05'33" E. 923.16 feet\*.**

**Thence S. 89°54'19" E. 277.20 feet to the west right-of-way of existing Lincoln County Road;**

**Thence S. 0°04'39" E. 100.00 feet on the west right-of-way of said Lincoln County Road to the north 1/16<sup>th</sup> line of said Section 8\*;**

**Thence N. 89°54'19" W. 864.00 feet to an existing fence and the west right-of-way of the abandoned UPRR\*;**

**Thence N. 24°55'13" E. 427.37 feet\* along said fence;**

**Thence N. 15°52'05" E. 90.04 feet\* along said fence;**

**Thence N. 15°52'05" E. 373.01 feet\* along said fence;**

**Thence N. 15°54'00" E. 421.75 feet\* along said fence;**

**Thence N. 19°11'44" E. 84.21 feet to the Point of Beginning.**

**Containing 11.0391 acres more or less.**

**The abandoned UP Railroad right-of-way inside this piece of Simkins property amounts to 2.8633 acres.**

**\*monumented by 5/8" rebar with cap stamped L.SMITH PLS 12751**

**The Basis of Bearings is the east line of said Section 8 as shown on the as yet unapproved BLM dependent Resurvey of Section 9, T.2S., R.68E., M.D.M. (N. 0°06'10" W.)**

**End of Description - Simkins one whole piece with railroad included inside**

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

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THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER

DATED THIS \_\_\_ day of \_\_\_\_\_, 2016.

Alice Cole Simkins  
ALICE COLE SIMKINS

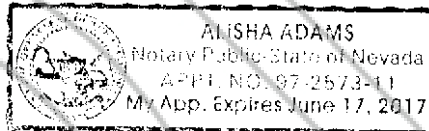
Dan Jerrold Simkins  
DAN JERROLD SIMKINS

State of Nevada )  
                                  )ss.  
County of Lincoln )

Subscribed and sworn to on this 3<sup>RD</sup> day of May, in the year 2016, before me, ALISHA ADAMS, by ALICE COLE SIMKINS

On this 3<sup>RD</sup> day of May, in the year 2016, before me, ALISHA ADAMS, personally appeared **\*\*\*ALICE COLE SIMKINS\*\*\*** personally known by me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.

Alisha Adams  
NOTARY PUBLIC

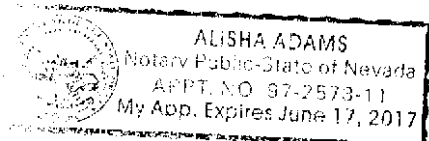


State of Nevada )  
                                  )ss.  
County of Lincoln )

Subscribed and sworn to on this 3<sup>RD</sup> day of May, in the year 2016, before me, ALISHA ADAMS, by DAN JERROLD SIMKINS.

On this 3<sup>RD</sup> day of May, in the year 2016, before me, ALISHA ADAMS, personally appeared **\*\*\*DAN JERROLD SIMKINS\*\*\*** personally known by me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Alisha Adams  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
ALICE COLE SIMKINS

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT:  
Book- 302 Page- 0630

- 1. Assessor Parcel Number(s)
  - a. 012-170-41
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

<ul style="list-style-type: none"> <li>a. <input type="checkbox"/> Vacant Land</li> <li>c. <input type="checkbox"/> Condo/Twnhse</li> <li>e. <input type="checkbox"/> Apt. Bldg</li> <li>g. <input type="checkbox"/> Agricultural</li> <li><input type="checkbox"/> Other</li> </ul>	<ul style="list-style-type: none"> <li>b. <input checked="" type="checkbox"/> Single Fam. Res.</li> <li>d. <input type="checkbox"/> 2-4 Plex</li> <li>f. <input type="checkbox"/> Comm'l/Ind'l</li> <li>h. <input type="checkbox"/> Mobile Home</li> </ul>
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FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3. a. Total Value/Sales Price of Property \$ \_\_\_\_\_
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 4
- b. Explain Reason for Exemption: A transfer of title w/o consideration from one jt. tenant in common to one or more remaining joint tenants or tenants in comm.

- 5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Alice Cole Simkins Capacity: Grantor

Signature Alice Cole Simkins Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: See Attached

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: See Attached

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Escrow # \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_



SELLER(GRANTOR) / BUYER(GRANTEE)  
INFORMATION

**SELLER(GRANTOR)**

Alice Cole Simkins & Dan Jerrold Simkins  
P.O. Box 333  
Panace, NV 89042

**BUYER(GRANTEE)**

Alice Cole Simkins & Dan Jerrold Simkins  
P.O. Box 333  
Panace, NV 89042

