

Official Record

Recording requested By  
JOHN G. GUBLER, ESQUIRE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

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RPTT:

Recorded By: AE

Book- 305 Page- 0386



0150090

APN 008-291-33

Return document to:

John G. Gubler, Esquire  
10655 Park Run Drive #170  
Las Vegas, NV 89144

Mail tax statements to:

Joseph L. Sharp, Trustee  
P.O. Box 253  
Alamo, NV 89001

# Quitclaim Deed

**THIS INDENTURE WITNESSETH:** That JOSEPH L. SHARP as Trustee of THE JOSEPH AND DORLENE SHARP TRUST executed August 23, 1990, as amended, in consideration of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to JOSEPH L. SHARP as Trustee of THE JOSEPH AND DORLENE SHARP TRUST (SURVIVOR'S TRUST) an undivided twenty percent (20%) interest and to JOSEPH L. SHARP as Trustee of THE JOSEPH AND DORLENE SHARP TRUST (DECEDENT'S TRUST) an undivided eighty percent (80%) interest of, in and to all the right title and interest in that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows, to-wit:

The legal description is set forth on attached Exhibit "A," said exhibit being incorporated herein by reference as though fully set forth.

Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging or in anywise appertaining.

**WITNESS** his hand this 8<sup>th</sup> day of March, 2016.

*Joseph L. Sharp*  
\_\_\_\_\_  
JOSEPH L. SHARP, Trustee



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STATE OF NEVADA     )  
  ) ss:  
COUNTY OF CLARK     )

On this 8th day of March, 2016, personally appeared before me, a Notary Public in and for said County and State, JOSEPH L. SHARP, Trustee, known to me (or proved to me upon presentation of satisfactory evidence) to be the person whose name is subscribed to and who acknowledged that he executed the above and foregoing Quitclaim Deed.

WITNESS my hand and official seal.

*Kimberly Pena*  
NOTARY PUBLIC



*(Affix notary stamp or seal within this box)*

COPY

## Exhibit A

### LEGAL DESCRIPTION

A.P.N. 008-291-33

That portion of the SHARP RANCH being located within the SE 1/4 of Section 21, the SW 1/4 of Section 22, and the NW 1/4 of Section 27, all within T7S, R61E, M.D.B.&M., Lincoln County, Nevada, being further described as follows:

BEGINNING at a point from which the West Quarter Corner of said Section 22 bears S 89°30'42" W 1320 feet, more or less, (1); thence S 63° W approximately 1750 feet to the centerline or an existing flood channel (2); thence Southeasterly along side flood channel approximately 4500 feet to a point on the South boundary of the NW 1/4 of Section 27 (3); thence S 89°28'29" East 733.5 feet, more or less (4); thence North 5450 feet, more or less, to the point of beginning.

Said parcel of land contains 121.77 acres, more or less.

SUBJECT, however, to all existing lanes, ditches, canals, roads and easements which provide access to adjacent parcels. Also subject to any and all easements for Highway U.S. 93.

**STATE OF NEVADA  
 DECLARATION OF VALUE**

Recording requested By  
 JOHN G. GUBLER, ESQUIRE

**Lincoln County - NV  
 Leslie Boucher - Recorder**

1. Assessor Parcel Number(s) 008-291-33

2. Type of Property

- |   |                                     |                |   |                          |                  |
|---|-------------------------------------|----------------|---|--------------------------|------------------|
| a | <input type="checkbox"/>            | Vacant Land    | b | <input type="checkbox"/> | Sngl Family Res. |
| c | <input type="checkbox"/>            | Condo/Twnhse   | d | <input type="checkbox"/> | 2-4 Plex         |
| e | <input type="checkbox"/>            | Apartment Bldg | f | <input type="checkbox"/> | Comm'l / Ind'l   |
| g | <input checked="" type="checkbox"/> | Agricultural   | h | <input type="checkbox"/> | Mobile Home      |
|   | <input type="checkbox"/>            | Other _____    |   |                          |                  |

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**FOR RE** Book- 305 Page- 0386  
 Date of Recording \_\_\_\_\_  
 Notes *Trust on File!*

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

4. If Exemption Claimed

- a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption Transfer without consideration to or from a trust.

5. Partial Interest Percentage being transferred \_\_\_\_\_ %

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 *x* Joseph L. Sharp Capacity Grantor/Grantee  
 JOSEPH L. SHARP, Trustee

**SELLER (GRANTOR) INFORMATION (Required)**

Name JOSEPH L. SHARP as Trustee of the JOSEPH AND DORLENE SHARP TRUST dated August 23, 1990, as amended  
 Address P.O. Box 253  
 City Alamo  
 State NV Zip 89001

**BUYER (GRANTEE) INFORMATION (Required)**

Name JOSEPH L. SHARP as Trustee of the JOSEPH AND DORLENE SHARP TRUST (SURVIVOR'S TRUST) and JOSEPH L. SHARP as Trustee of the JOSEPH AND DORLENE SHARP TRUST (DECEDENT'S TRUST)  
 Address P.O. Box 253  
 City Alamo  
 State NV Zip 89001

**COMPANY/PERSON REQUESTING RECORDING (Required If Not Seller or Buyer)**

Name John G. Gubler, Esquire Escrow No. N/A  
 Address 10655 Park Run Drive, Suite 170  
 City Las Vegas State Nevada Zip 89144  
 Capacity Attorney for Grantor/Grantee Telephone (702) 382-4343