

APN: 02-162-01

RETURN RECORDED DEED TO:
Ryan Cox Lee and Katie Beth Lee
P.O. Box 705
Panaca, NV 89042

GRANTEE/MAIL TAX STATEMENTS TO:
Ryan Cox Lee and Katie Beth Lee
P.O. Box 705
Panaca, NV 89042

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 13 day of April, 2017, between William A. Cox and Harold Ryan Timmons, as joint tenants and as, the party of the first part, hereinafter referred to as "GRANTORS", and Ryan Cox Lee and Katie Beth Lee, 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 GRANTORS do hereby quitclaim unto the GRANTEES, and to their heirs and assigns, forever, all their right, title and interest in and to those certain lots, pieces and parcels of land situate in Panaca, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

APN # 02-162-01, and further described as:

A Portion of Lot 1 in Block 55 in the Town of Panaca, County of Lincoln, State of Nevada as shown on the Official Map thereof recorded in the Book of Plats, page 34, Lincoln County, Nevada records, more particularly described as follows:

Parcel 3 of that certain parcel map recorded May 27, 1997 in the office of the County Recorder of Lincoln County, Nevada in Book B of Plats pg. 40 as File No. 109028, Lincoln County Nevada Records.

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.

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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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand the day and year first above written.

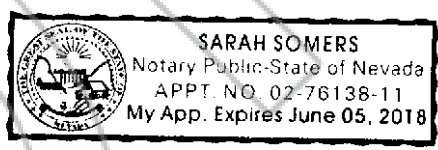
William A. Cox
WILLIAM A. COX

State of NV)
)ss.
County of Lincoln)

On this 13th day of April, 2017, ***WILLIAM A. COX*** personally appeared before me and proved to me to be the person described in and who executed the foregoing Quitclaim Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Sarah Somers
NOTARY PUBLIC



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APN 02-162-01
QUITCLAIM DEED

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand the day and year first above written.

Harold Ryan Timmons S
HAROLD RYAN TIMMONS

State of Nevada)
)ss.
County of Lincoln)

On this 13th day of April, 2017, ***HAROLD RYAN TIMMONS*** personally appeared before me and proved to me to be the person described in and who executed the foregoing Quitclaim Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Sarah Somers
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
KATIE LEE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: AK RPTT:
Book- 311 Page- 0261

- 1. Assessor Parcel Number(s)
 - a) 02-162-01
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: Name change
 Notes: documentation on file. au

- 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 5
- b. Explain Reason for Exemption: Harold Ryan Timmons had a legal name change to Ryan Cox Lee. William A. Cox is father and father in law to Ryan & Katie.

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 William A. Cox Capacity Grantor
 Signature Ryan C. Lee Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: William A. Cox and Harold Ryan Timmons
 Address: PO Box 705
 City: Panaca
 State: NV Zip: 89042

Print Name: Ryan Cox Lee and Katie Beth Lee
 Address: PO Box 705
 City: Panaca
 State: NV Zip: 89042

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____