

**Official Record**Recording requested By  
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AK

Book- 311 Page- 0439



0151921

APN: 001-201-64

## RETURN RECORDED DEED TO:

Curt Phillips and Gerri Phillips

P.O. Box 563

Pioche, Nevada 89043

## GRANTEE/MAIL TAX STATEMENTS TO:

Curt Phillips and Gerri Phillips

P.O. Box 563

Pioche, Nevada 89043

**QUITCLAIM DEED**

THIS INDENTURE, made and entered into this 25<sup>th</sup> day of May, 2017, by and between, Vaughn Kay Phillips, Trustee, and Donna Mae Phillips, Trustee, of the Vaughn Kay Phillips and Donna Mae Phillips Family Living Trust dated the 14<sup>th</sup> day of July 1995, and as the party of the first part and hereinafter referred to as "GRANTORS", and, Curt Phillips and Gerri Phillips, husband and wife, as joint tenants with full right of survivorship the party of the second part and hereinafter referred to as "GRANTEES."

**WITNESSETH:**

That the GRANTORS, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, 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 Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

APN #001-201-64, and further described as:

Parcel 3 of Parcel Map Merger and Resubdivision of Vaughn Kay Phillips and Donna Mae Phillips Family Living Trust dated the 14 day of July 1995, recorded in the office of the County Recorder of Lincoln County, on February 27, 2012, as Document No. 0140804 and found in Plat Book D, page 53.

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.



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

Vaughn Kay Phillips  
VAUGHN KAY PHILLIPS, Trustee  
Of the Family Living Trust dated the 14<sup>th</sup>  
Day of July 1995.

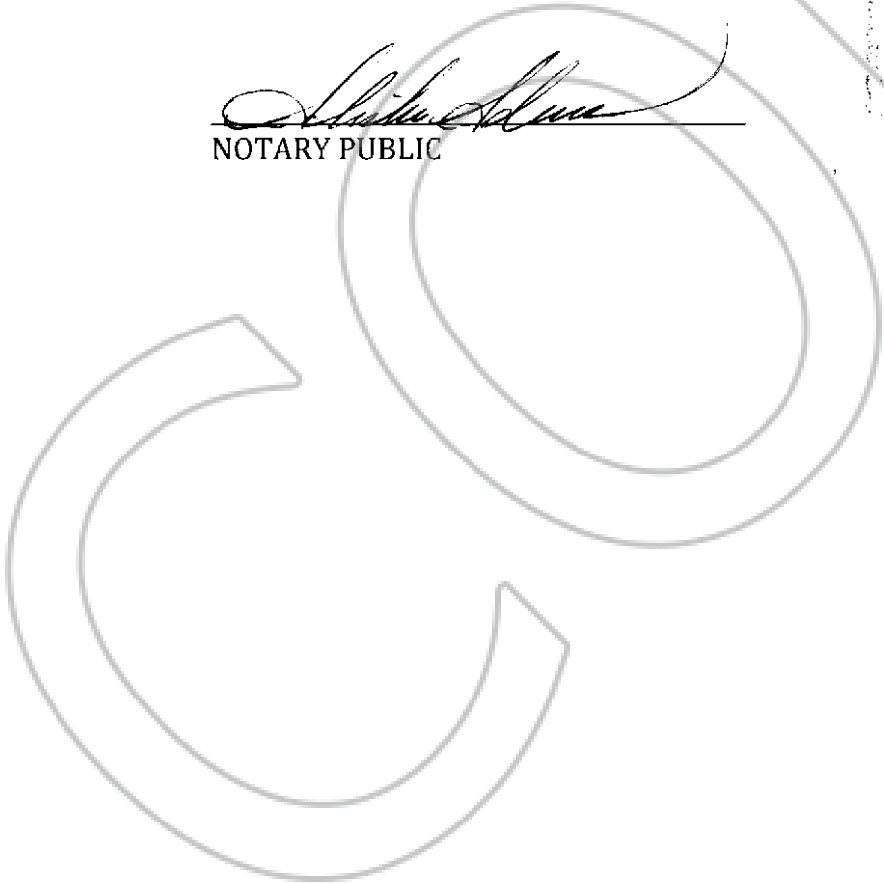
Donna Mae Phillips  
DONNA MAE PHILLIPS, Trustee  
Of the Family Living Trust dated the 14<sup>th</sup>  
Day of July 1995

State of NEVADA     )  
                                  )ss.  
County of LINCOLN    )

On this 25<sup>th</sup> day of May, 2017, \*\*\*VAUGHN KAY PHILLIPS and DONNA MAE PHILLIPS, Trustees\*\*\* personally appeared before me and proved to me to be the person described in and who executed the foregoing Quitclaim Deed, who acknowledged that they 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.

Alma Adams  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DYLAN FREHNER

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
Recorded By: AK RPTT:  
Book- 311 Page- 0439

1. Assessor Parcel Number(s)  
a. 001-201-64  
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 RECORDERS OPTIONAL USE ONLY  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: Trust on File  
Notes: No Consideration

- 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 7  
b. Explain Reason for Exemption: Transfer of title to a trust w/o  
consideration if a certificate of trust is presented at time of  
5. Partial Interest: Percentage being transferred: 100 % transfer.

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 Dylan Phillips Capacity: Grantor  
Signature Jane Phillips Capacity: Grantee

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

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

Print Name: See Attached  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

Print Name: See Attached  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: Dylan V. Frehner, Esq.  
Address: P.O. Box 517  
City: Pioche

Escrow # n/a  
State: Nevada Zip: 89043

**STATE OF NEVADA**  
**DECLARATION OF VALUE**  
**GRANTOR/GRANTEE**  
**INFORMATION**

**GRANTOR**

Vaughn Kay Phillips, Trustee  
Donna Mae Phillips, Trustee  
Of the Vaughn Kay Phillips and Donna Mae Phillips Family  
Family Living Trust dated the 14<sup>th</sup> day of July 1995  
P.O. Box 454  
Pioche, Nevada 89043

**GRANTEE**

Curt Phillips and Gerri Phillips  
P.O. Box 563  
Pioche, Nevada 89043

