

Official Record

Recording requested By
BOYCE & GIANNI

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 312 Page- 0157



APN: 001-089-04

RECORDING REQUESTED BY:

BOYCE & GIANNI, LLP
1701 N. Green Valley Pkwy., Suite 8-A
Henderson, Nevada 89074

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

KAREN J. FERGUSON
PO Box 2286
Pahrump, Nevada 89041

QUITCLAIM DEED

For good and valuable consideration, the receipt of which is hereby acknowledged,

KAREN FERGUSON (also known as KAREN J. FERGUSON), a widow, does hereby quitclaim to

KAREN J. FERGUSON, as Trustee of the KAREN J. FERGUSON TRUST DATED MAY 25, 2017 (Grantee's mailing address: P.O. Box 2286, Pahrump, Nevada 89041), the following described real property in the State of Nevada, County of Lincoln:

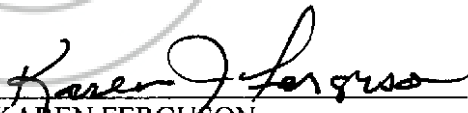
**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"
AND INCORPORATED HEREIN BY REFERENCE**

Subject To:

1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of Way and Easements now of record.

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

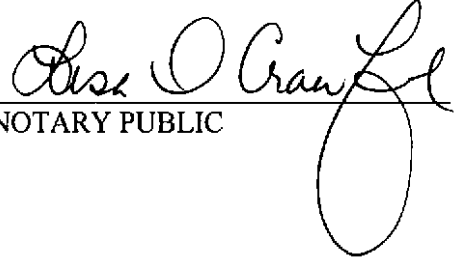
DATED this 8th day of June, 2017.


 KAREN FERGUSON
 (also known as KAREN J. FERGUSON)



STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On this 8th day of June, 2017, before me, a notary public, personally appeared KAREN FERGUSON (also known as KAREN J. FERGUSON) who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person or entity upon behalf of which person acted, executed the instrument.



NOTARY PUBLIC

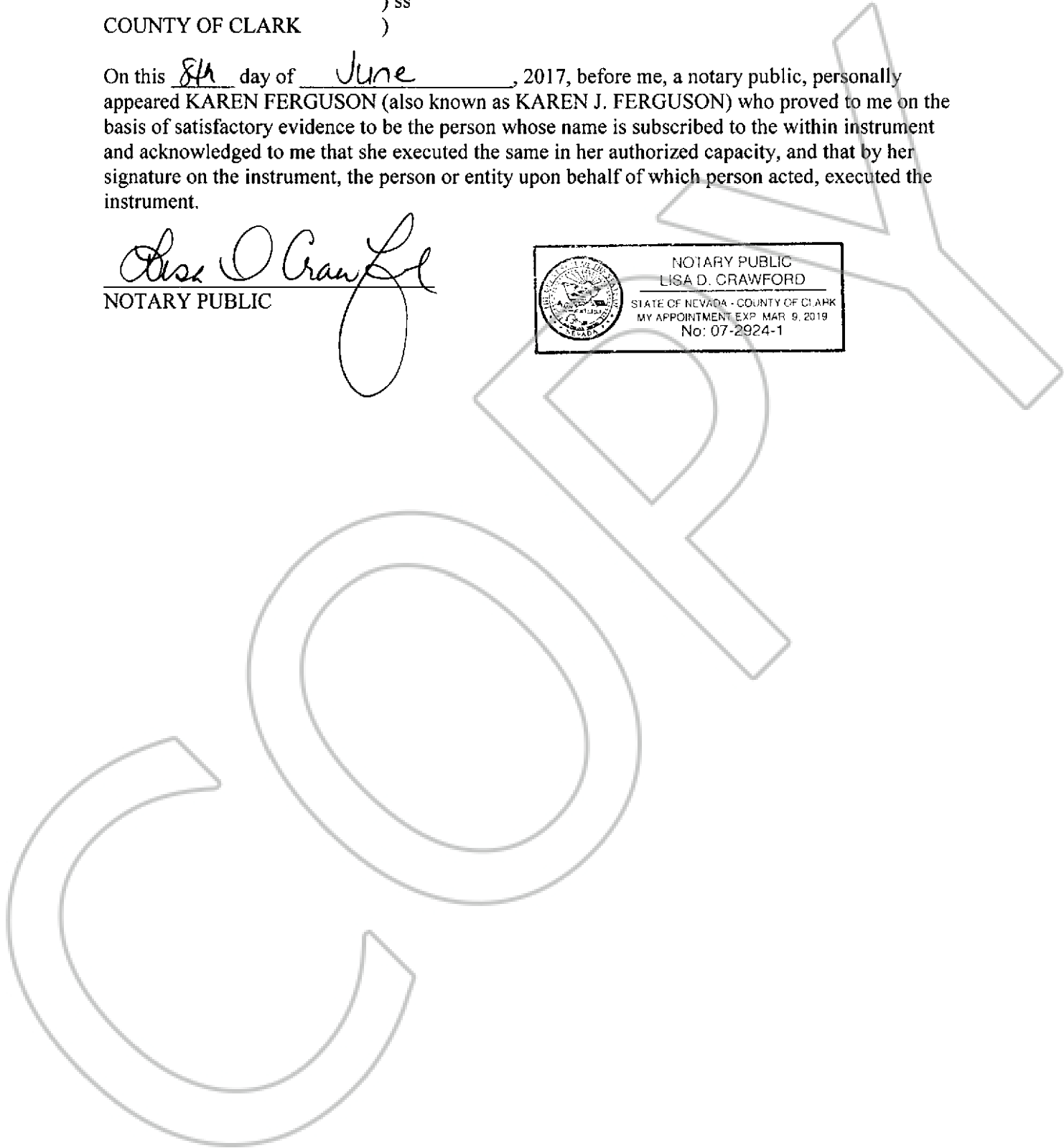
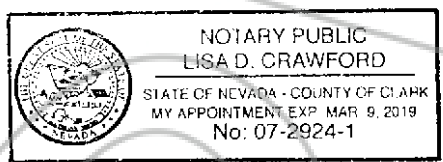




EXHIBIT "A"
Legal Description

APN: 001-089-04

THAT PORTION OF THE EASTERN END OF HOFFMAN STREET IN THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA IN SECTION 22, T.1 N., R. 67 E., M.D.M. AS SHOWN ON THE AMENDED RECORD OF SURVEY, DOCUMENT NUMBER 0135948 IN PLAT BOOK D AT PAGE 13 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID VACATED PART OF HOFFMAN STREET MONUMENTED BY A #5 REBAR WITH PLASTIC CAP STAMPED L SMITH PLS 12751 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 22 BEARS N 23°02'27" E 2489.08':

THENCE N 85°43'40" W 40.20'*;
THENCE N 04°29'25" E 50.07'*;
THENCE S 85°43'40" E 40.20*;
THENCE S 04°29'25" W 50.07' TO THE POINT OF BEGINNING,
CONTAINING 2,013 SQUARE FEET MORE OR LESS.

THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, BEING N 89°53'22" W AS SHOWN ON THE MAP OF THE TOWN OF PIOCHE BY BULLOCH BROTHERS INC., PLAT BOOK A, AT PAGE 382 OF LINCOLN COUNTY, NEVADA RECORDS.

* = AT OR TO A #5 REBAR WITH PLASTIC CAP STAMPED L SMITH PLS 12751.

End of legal description.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 001-089-04
b) _____

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

FOR RECORDER'S OPTIONAL USE ONLY
Doc./Inst. #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: Certificate of Trust on file

3. a) Total Value/Sales Price of Property: \$ N/A
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 007
b. Explain Reason for Exemption: **THIS IS A TRANSFER OF TITLE TO A TRUST
WITH NO CONSIDERATION**

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: Karen Ferguson Capacity: Grantor

Signature: Karen J Ferguson Capacity: Grantee

<u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED)	<u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)
Print Name: KAREN FERGUSON (also known as KAREN J. FERGUSON)	Print Name: KAREN J. FERGUSON TRUST DATED MAY 25, 2017
Address: <u>P.O. Box 2286</u>	Address: <u>P.O. Box 2286</u>
City: <u>Pahrump</u>	City: <u>Pahrump</u>
State: <u>NV</u> Zip: <u>89041</u>	State: <u>NV</u> Zip: <u>89041</u>

COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: BOYCE & GIANNI, LLP Escrow #: N/A
Address: 1701 N. Green Valley Pkwy., Suite 8-A
City, State, Zip: Henderson, Nevada 89074