

LINCOLN COUNTY, NV

2018-155011

Rec:\$35.00

07/24/2018 04:51 PM

Total:\$35.00

LAURIE COLE

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OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

E07

APN: An undivided one-third (1/3) interest in **006-241-17**; An undivided one-third (1/3) interest in **006-271-06**; An undivided one-third (1/3) interest in an undivided one-half (1/2) interest in **005-141-06**

**RETURN RECORDED DEED TO:**

Laurie Diane Cole  
P.O. Box 238  
Pioche, Nevada 89043

**GRANTEE/MAIL TAX STATEMENTS TO:**

Laurie Diane Cole  
P.O. Box 238  
Pioche, Nevada 89043

**QUITCLAIM DEED**

THIS INDENTURE, made and entered into this 16 day of July, 2018, between Laurie Diane Cole, as a tenant in common, and holder of an undivided one-third (1/3) interest in the whole of the below described property, and as, the party of the first part, hereinafter referred to as "GRANTOR", and Laurie Diane Cole, Trustor and Trustee, of The Laurie Diane Cole Revocable Living Trust, dated July 20, 2015 and as, the party of the second part, hereinafter referred to as "GRANTEE."

**WITNESSETH:**

That the GRANTOR, 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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby quitclaim unto the GRANTEE, 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 which is an undivided one-third (1/3) interest in the following described tract of land in the County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

**APN: An undivided one-third (1/3) interest in 006-241-17**

That portion of the Southeast Quarter (SE ¼) of Section 35, Township 2 North, Range 69 East, M.D.M., in the County of Lincoln, State of Nevada, described as follows:

Commencing at the Southwest corner of said Section 35; thence North 78° 35' 25.2" East, a distance of 3593.93 feet; thence South 17° 23' West along an existing fence line, a distance of 339 feet more or less to the Northwest corner of said parcel,

being the TRUE POINT OF BEGINNING; thence South 17° 23' West along an existing fence line, a distance of 165 feet more or less to a point, being the Southwest corner of said parcel; thence South 72° 37' East, a distance of 305 feet more or less to a

point, being the Southeast corner of said parcel; thence North 74° East along an existing fence, a distance of 65 feet more or less; thence North 59° East along an existing fence, a distance of 168 feet more or less; thence North 45° East along an existing fence, a distance of 5 feet more or less to a point, being the Northeast corner of said parcel; thence North 72° 37' West, a distance of 473 feet more or less to the TRUE POINT OF BEGINNING.

EXCLUDING Parcel Three (3) of Lincoln County Parcel Map recorded on February 12, 1991, Plat "A", Page 333, as recorded in Lincoln County Recorder's Office, Pioche, Nevada (Assessor's Parcel # 01-201-11), and

ALSO EXCLUDING Parcel 1 of Lincoln County Parcel Map recorded 2-12-91, Plat "A", Page 333, as recorded in Lincoln County Recorder's Office, Pioche, Nevada, more particularly described as follows:

BEGINNING North 89°53'32" West 1666.30 feet along the section line and North 0°39'13" West 511.27 feet from the Southeast Corner of Section 15, Township 1 North, Range 67 East, M.D.B.&M.; thence North 62°41'26" West 150.00 feet; thence North 27°18'34" East 140.00 feet; thence South 62°41'26" East 150.00 feet; thence South 27°18'34" West 140.00 feet to the point of beginning.

ALSO TOGETHER WITH a roadway easement described as follows:

BEGINNING North 89°53'32" West 1666.30 feet along the section line and North 0°39'13" West 511.27 feet from the Southeast Corner of Section 15, Township 1 North, Range 67 East, M.D.B.&M.; thence South 27°18'34" West 50.00 feet; thence North 62°41'26" West 550.42 feet to the Southeasterly line of an existing road easement; thence North 46°48'43" East 53.045 feet along said easement; thence South 62°41'26" East 532.71 feet to the point of beginning.

**APN: An undivided one-third (1/3) interest 006-271-06**

Northeast Quarter of the Northwest Quarter of Section Fifteen (15), Township One (1) North, Range Sixty-nine (69) East, M.D.B. & M., containing Forty acres, situate and being in Lincoln County, State of Nevada.

**APN: An undivided one-third (1/3) interest in an undivided one-half (1/2) interest in 005-141-06**

The North Half (N1/2) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 25, and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 26, and any and all water, water rights and water easements belonging thereto, all in Township 6 North, Range 69 East, M.D.B. & M., Lincoln County, Nevada.

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 GRANTOR has hereunto set their hand the day and year first above written.

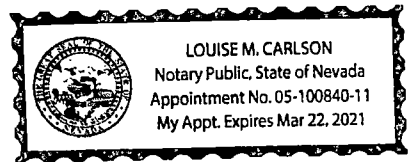
Laurie Cole  
LAURIE DIANE COLE

State of Nevada     )  
                                  )ss.  
County of Lincoln    )

On this 16 day of July, 2018, \*\*\* LAURIE DIANE COLE \*\*\* personally appeared before me and proved to me to be the persons described in and who executed the foregoing Quitclaim Deed, who acknowledged that she 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.

Louise M. Carlson  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 006-241-17  
 b) 006-271-06  
 c) 005-141-06  
 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: _____	
Notes: _____	

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 9 LC  
 b. Explain Reason for Exemption: Transfer to trust

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 \_\_\_\_\_ Capacity \_\_\_\_\_

Signature Laurie Cole Capacity grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Laurie Diane Cole  
 Address: PO Box 238  
 City: Pioche  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Laurie Diane Cole Revocable Living Trust  
 Address: PO Box 238  
 City: Pioche  
 State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_