

APN: 003-141-11  
R.P.T.T.: \$0.00  
Exempt: (NRS 375.090, Section 7)

**This Document Prepared By:**

FRANKLIN J. KATSCHKE  
*Attorney at Law*  
820 N. Spring St. Suite A  
PO Box 703  
Caliente, Nevada 89008  
775-726-3162

**After Recording, Return and  
Mail Tax Statements To:**

Daniel Nicholas Yates, as Trustee  
PO Box 223  
Caliente, NV 89008

**Send Subsequent Tax Bills To:**

Daniel Nicholas Yates, as Trustee  
PO Box 223  
Caliente, NV 89008  
Phone: 702-354-8827

LINCOLN COUNTY, NV **2019-156148**  
Rec:\$35.00  
Total:\$35.00 **04/09/2019 09:36 AM**  
DANIEL NICHOLAS YATES Pgs=4 KE



OFFICIAL RECORD  
AMY ELMER, RECORDER

E07

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

DANIEL NICHOLAS YATES, an unmarried man,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby CONVEY AND QUITCLAIM to:

DANIEL NICHOLAS YATES, as Trustee of THE DANIEL NICHOLAS YATES LIVING TRUST, U/A dated March 25, 2019, the GRANTEE,

Whose mailing address is PO Box 223, Caliente, NV 89008;

All of the following described real estate situated in the County of Lincoln, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in \_\_\_\_\_, recorded on \_\_\_\_\_, as Document No. \_\_\_\_\_ in \_\_\_\_\_ County Records, Lincoln County, Nevada.

MORE commonly known as: 763 Lincoln St., Caliente, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 25th day of March, 2019.


  
\_\_\_\_\_  
**DANIEL NICHOLAS YATES**

State of Nevada

County of Lincoln

This instrument was acknowledged before me on this 25th day of March, 2019, by DANIEL NICHOLAS YATES.



  
\_\_\_\_\_  
(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

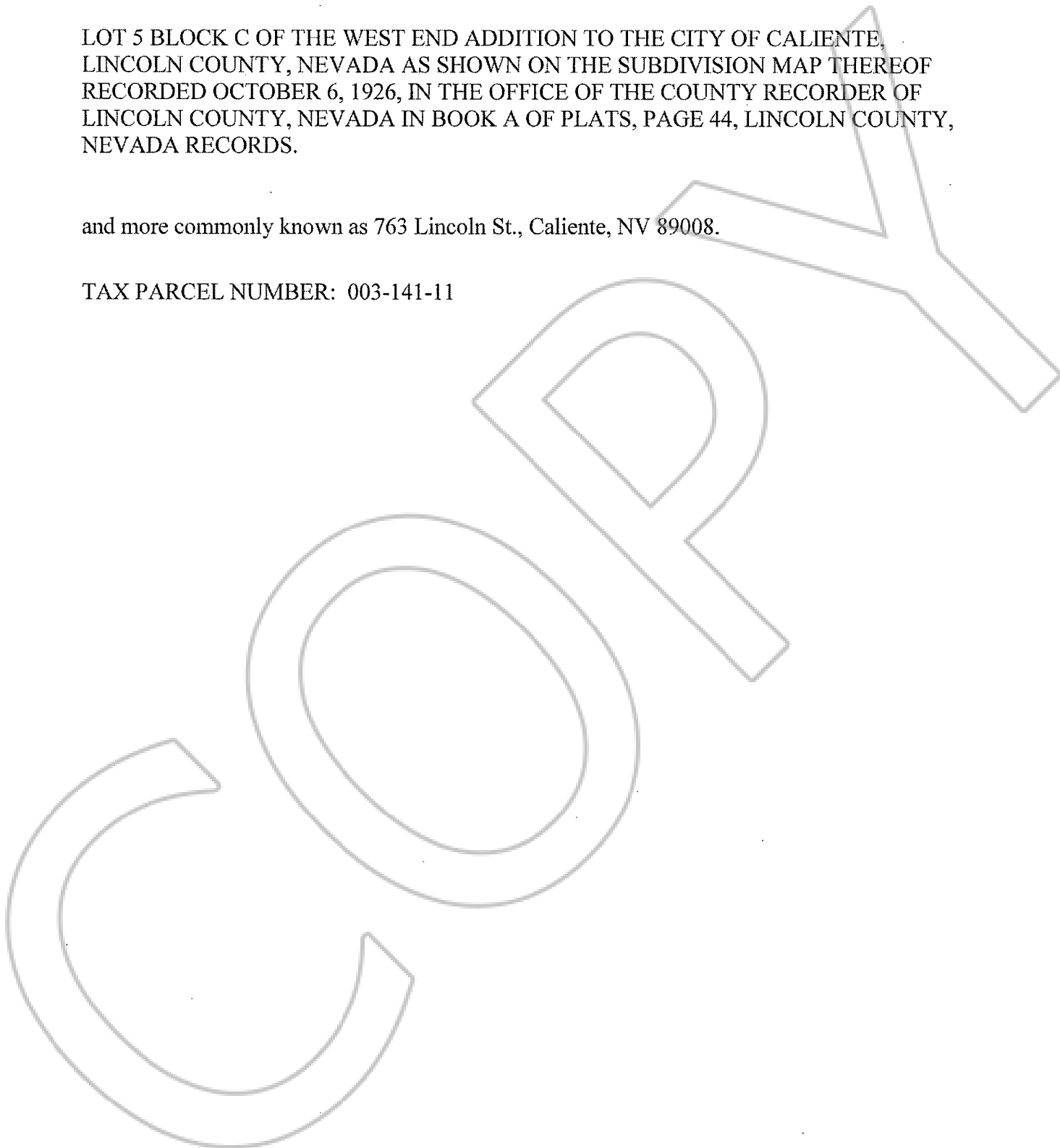
  
\_\_\_\_\_  
**DANIEL NICHOLAS YATES**

## **EXHIBIT A**

LOT 5 BLOCK C OF THE WEST END ADDITION TO THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA AS SHOWN ON THE SUBDIVISION MAP THEREOF RECORDED OCTOBER 6, 1926, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 44, LINCOLN COUNTY, NEVADA RECORDS.

and more commonly known as 763 Lincoln St., Caliente, NV 89008.

TAX PARCEL NUMBER: 003-141-11



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 003-141-11
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>act. trust on sale</i>	

2. Type of Property:

- a.  Vacant Land
- b.  Single Fam. Res.
- c.  Condo/Townhouse
- d.  2-4 Plex
- e.  Apt. Bldg
- f.  Comm'l/Ind'l
- g.  Agricultural
- h.  Mobile Home
- Other: \_\_\_\_\_

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantor.

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

The undersigned declare and acknowledge, 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: *[Signature]* Capacity: Grantor

Signature: *[Signature]* Capacity: Grantee

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

Print Name: Daniel Nicholas Yates  
Address: PO Box 223  
City: Caliente  
State: NV Zip: 89008

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

Print Name: Daniel Nicholas Yates, trustee  
Address: Same as Grantor  
City: Same as Grantor  
State: Same as Grantor Zip: Same as Grantor

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

FRANKLIN J. KATSCHKE  
*Attorney at Law*  
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Caliente, Nevada 89008