

LINCOLN COUNTY, NV

2020-157925

\$37.00 \$31.20

Total: \$68.20

01/03/2020 01:16 PM

SUSAN CANNING

Pgs=4
ELIZONDOK



OFFICIAL RECORD
AMY ELMER, RECORDER

Prepared By

Vera Dell Leavitt
67 Joshua Tree Street
Alamo, Nevada
89001

After Recording Return To

Susan Canning
473 Danielle Court
Alamo, Nevada
89001

011-200-03

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

State of Nevada

Lincoln County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Susan Canning, a married individual, residing at PO Box 512, 473 Danielle Court, Alamo, Nevada, 89001.

Vera Dell Leavitt, a married, residing at 67 Joshua Tree street, Alamo, Nevada, 89001.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Susan Canning, a married individual, residing at PO Box 512, 473 Danielle Court, Alamo, Nevada, 89001 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Lincoln County, Nevada, to-wit:

Parcel number 011-200-03 Parcel No. Two: 3 acres of land in the Southwest quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 32, Township 6 South, Range 61 East, MB&M, known as the John W. Richard Desert Land Entry: Starting at the center 1/4 corner of Section 32, Township 6 South, Range 61 East, MDB&M, thence S88*41'25" E 816.06 feet to the true point of beginning, thence N 16*30'34" W, 525.00 feet, thence S 88*41'25" E, 271.13 feet, thence Southeasterly 519.22 feet along the West right

of way U.S. Highway 93, thence N88*41'25" W 299.31 feet to the true point of beginning. 25 foot easement across property to Highway 93. Present access road runs East-West.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature *Susan Canning* Date 11-14-2019
Print Name: Susan Canning
Address: PO Box 512, 473 Danielle Court, Alamo, Nevada, 89001

Grantor's Signature *Vera Dell Leavitt* Date 11-14-2019
Print Name: Vera Dell Leavitt
Address: 67 Joshua Tree street, Alamo, Nevada, 89001

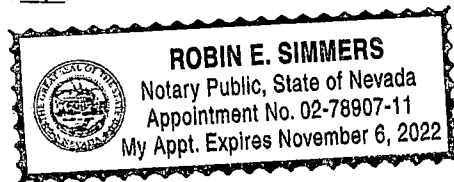
State of Nevada)

County of Lincoln)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *Vera Dell Leavitt* whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 14 day of November, 2019.

Robin E. Simmers (SEAL)
Notary Public



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Canning whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 14 day of November, 2019.

Robin E. Simmers (SEAL)
Notary Public

My Commission Expires: 11-6-2022



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 011-200-03
 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: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 7,951.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ \$31.20

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: FAMILY TRANSFER W/L

5. Partial Interest: Percentage being transferred: _____ %
 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 375.039, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Susan Canning Capacity: owner
 Signature: Verza Dell Leavitt Capacity: owner

SELLER (GRANTOR) INFORMATION
 (REQUIRED) Susan Canning
 Print Name: Verza Dell Leavitt
 Address: Po Box 342
 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Susan Canning
 Address: Po Box 512
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED