

LINCOLN COUNTY, NV

2020-158933

Rec:\$37.00

Total:\$37.00

09/10/2020 12:02 PM

LAUREL REED

Pgs=6 KE

APN: 003-141-10

R.P.T.T.:

After Recording, Return and  
Mail Tax Statements To:

Kenneth and Laurel Reed  
5567 Northridge Lane  
Las Vegas, NV 89122

Send Subsequent Tax Bills To:

Kenneth and Laurel Reed  
5567 Northridge Lane  
Las Vegas, NV 89122



OFFICIAL RECORD  
AMY ELMER, RECORDER

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

The CITY OF CALIENTE, LINCOLN COUNTY, NEVADA, a Municipal Corporation and body politic and corporate within the County of Lincoln, in the State of Nevada

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

KENNETH REED and LAUREL REED as Joint Tenants with Right of Survivorship

Whose mailing address is 5567 Northridge Lane, Las Vegas, NV 89122

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.

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

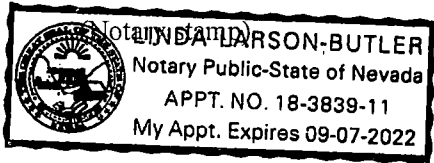
TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 25<sup>th</sup> day of August, 2020.

Hon. Steve Rowe - Mayor

State of Nevada  
County of Lincoln

This instrument was acknowledged before me on this 25th day of August, 2020,  
by Steve Rowe



*Linda Larson Butler*  
(Signature of notarial officer)

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

*Steve R. Rowe*  
Hon. Steve Rowe

COPY

**EXHIBIT A**

The Easterly five (5) feet of Lot six (6) in Block "C" of the West End Addition to the City of Caliente.

TAX PARCEL NUMBER: 003-141-10



## **RESOLUTION 2020-03**

**A RESOLUTION OF THE CITY OF CALIENTE DETERMINING THE SALE OF THE EASTERLY FIVE (5) FEET OF LOT SIX (6) IN BLOCK "C" OF CULVERWELL ADDITION IS IN THE BEST INTEREST OF THE CITY AND THAT THE AFOREMENTIONED PARCEL IS TOO SMALL TO ESTABLISH AN ECONOMICALLY VIABLE USE.**

WHEREAS, the City of Caliente owns the Easterly five (5) feet of Lot six (6) in Block "C" of the Culverwell addition; and

WHEREAS, the City of Caliente has determined it is in the best interest of the City to sell that land to the owners of Lot six (6) in Block "C" of the Culverwell addition; and

WHEREAS, the land in question is too small to establish an economically viable use for anyone other than the owners of Lot six (6) in Block "C" of the Culverwell addition; and

WHEREAS, Nev. Rev. Stat. § 268.061(e)(1)(II) permits the City to sell land without complying with Nev. Rev. Stat. §§ 268.059 and 268.062; and

NOW THEREFORE, it is hereby RESOLVED as follows:

- That the Easterly five (5) feet of Lot six (6) in Block "C" of the Culverwell Addition in the City of Caliente (the "Land") is currently owned by the City of Caliente, Nevada.
- That Kenneth Reed and Laurel Reed own the remaining and majority portion of Lot six (6) in Block "C" of the Culverwell Addition in the City of Caliente.
- That it is in the best interest of the City to sell the Land to Kenneth Reed and Laurel Reed.
- That the Land, as a result of its size, is too small to establish an economically viable use by anyone other than Kenneth Reed and Laurel Reed.
- The City of Caliente sells the Land to Kenneth Reed and Laurel Reed for the cost of One USD (\$1.00).

PASSED, ADOPTED, AND APPROVED the 20<sup>th</sup> day of August, 2020.

AYES:

George T. Rowe  
J. A. [Signature]  
San [Signature]

\_\_\_\_\_  
\_\_\_\_\_

NAYS:

\_\_\_\_\_

CALIENTE CITY COUNCIL:

Steve Rowe  
Steve Rowe, Mayor

ATTEST:

Amanda Anderson  
Amanda Anderson – City Clerk  
City of Caliente

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003 141 10 a portion of
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 2.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 1.95

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Laurel H. Reed Capacity grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: The City of Caliente, Lincoln Co. NV  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

Print Name: Kenneth Reed & Laurel Reed  
 Address: 5567 Northridge Ln.  
 City: Las Vegas  
 State: NV Zip: 89122

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_