

After recording please return to:

Name: ANNA FRANCES  
Bowman  
Address: HC 74 Box 184  
City, State, Zip: Pioche NV 89043  
Phone: 775 962-5672  
Assessor's  
Parcel Number 006-241-58



OFFICIAL RECORD  
AMY ELMER, RECORDER

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QUIT CLAIM DEED

THIS INDENTURE WITNESSETH:

That STEVEN BOWMAN, Trustee of the Steven Bowman Family Trust, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do(es) hereby remise, release, and forever quitclaim to ANNA FRANCES BOWMAN as SOLE OWNER, all that real property situated in the town of ORSINE, County of Lincoln, State of Nevada, more particularly described as follows: (Insert legal description and the commonly known address in the space provided.)

See Exhibit "A"

Commonly known as 14830 SR322 HWY

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

WITNESS \_\_\_ hand(s) this 25th day of September, 2020.

[Signature]  
Signature of Grantor  
STEVEN BOWMAN  
STATE OF NEVADA )  
COUNTY OF LINCOLN )

\_\_\_\_\_  
Signature of Grantor

This instrument was acknowledged before me on this 25th day of September, 2020 by xx Steven Kent Bowman xx and \_\_\_\_\_

Shannon M. Simpson  
NOTARY PUBLIC



# EXHIBIT "A"

6/1/2020

Parcel Details for 00624158

## Lincoln County Property Tax Inquiry

### Property Information

Parcel ID	006-241-58	Parcel Acreage	1.3600
Tax Year	2020 ▼	Assessed Value	36,427
Land Use Group	RES	Tax Rate	0.0000
Land Use	236 - Personal Property Manufactured Home Secured	Total Tax Fiscal Year (2020 - 2021)	\$0.00
Zoning		Total Unpaid All Years	\$0.00
Tax District	050		Pay Taxes
Site Address	14630 SR 322 HWY URSINE		

No Sketches or Photos

### Assessor Descriptions

#### Assessor Descriptions

#### Subdivision

Name	Section	Township	Range	Block	Lot
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PORT OF W1/2 W1/2 NW1/4 SE1/4 WITHIN THE UNINCORPORATED TOWN OF EAGLE VALLEY, (URSINE) T 2 NORTH, R 69 E SECTION 35 THE (NW3/4, OF THE SE 1/4) M.D.B. & M., STARTING FROM THE WEST 1/4 CORNER OF SECTION 35 A DISTANCE OF 2619.32 FT. BRNG S. 89 DEGREES 59' 48" EAST; THENCE 41.33 FT. BEARING S. 01 DEGREES 25' EAST; THENCE 192.63 FEET BRNG S 89 DEGREES EAST TO THE NW CORNER OF THE SALE OF PROPERTY, THE POINT OF THE BEGINNING; FROM THIS NW CORNER BEARING S 89 DEGREES 15' EAST, 176.13 FT TO THE NE CORNER; THENCE BEARING S 8 DEGREES 37' WEST 334.37 FEET TO THE SE CORN.; THENCE BEARING N 69 DEGREES 52' WEST 223.01 FT. TO THE SW CORN.; THENCE N 17 DEGREES 58' EAST, 269.40 THE NE CORNER THE POINT OF BEGINING, CONTAINING 1.3592 ACRES

	35	2N	69E		
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No Billing Information

### Payment History

Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
(2019 - 2020)	\$1,744.16	\$1,744.16	\$0.00	2/28/2020
(2018 - 2019)	\$1,803.50	\$1,803.50	\$0.00	3/1/2019
(2017 - 2018)	\$1,871.42	\$1,871.42	\$0.00	2/20/2018

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No Personal Exemptions

### Related Names

OWNER	BOWMAN, JOHN D
Mailing Address	HC 74 BOX 184

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 006-241-58  
 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 \$ 483,600.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 189.15  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

**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 [Signature] Capacity Trustee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: John Bowman Family Trust  
 Address: HC 74 Box 263-2  
 City: Pioche  
 State: NV Zip: 89043

Print Name: ANNA FRANCES BOWMAN  
 Address: HC 74 Box 184  
 City: Pioche  
 State: NV Zip: 89043

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

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