LINCOLN COUNTY, NV

2020-159059

\$37.00

RPTT:\$0.00 Rec:\$37.00

OFFICIAL RECORD

10/09/2020 03:24 PM

E03

COW COUNTY TITLE COMPANY

AMY ELMER, RECORDER

Pgs=7 KE

A.P.N. No.: 008-031-05, 008-031-06,

008-031-37, and 008-031-38

Escrow No.: 82065

Recording Requested By:

Cow County Title Co.

When Recorded Mail To:

PFMT ALAMO PROPERTIES LLC

3930 WEST FIRAS AVENUE

Las Vegas, NV 89141-8801

(for recorders use only)

QUITCLAIM DEED

This document is being re-recorded to confirm the legal description contained in Record of Survey Boundary Line Adjustment recorded May 23, 2007 in Book C of Plats, page 337 as File No. 128961, Lincoln County, Nevada records as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL 1

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Southeast corner of said Northeast Quarter (NE1/4) of Section 5; thence North 89°05'36" West, along the South line of said Northeast Quarter (NE1/4) Section 5, a distance 1262.74 feet to the East right of way line of US Highway 93; thence North 01°10'39" East, along said right of way line a distance of 1694.78 feet to the TRUE POINT OF BEGINNING; thence continuing North 01°10'39" East a distance of 280.38 feet; thence South 88°49'21" East, along the South line of Ruben Garza property a distance of 621.44 feet; thence South 01°10'39" West, a distance of 280.38 feet; thence North 88°49'21" West, a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-37

PARCEL 2

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Northeast Corner of said Section 5, thence North 88°39'54" West, along the North line of said Section 5, a distance of 1243.50 feet to the East right of way line of US Highway 93; thence South 01°10'39" West along the right of way line a distance of 535.00 feet to the TRUE POINT OF BEGINNING, said point also being the Southeast corner of that certain parcel of land conveyed to Harry Henkel on January 28, 1977; thence continuing South 01°10'39" West a distance of 140.19 feet, thence South 88°49'21" East, a distance of 621.44 feet; thence North 01°10'39" East, a distance of 140.19 feet; thence North 88°49'21" West, a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

Together with a strip of land 12.76 feet wide and 621.44 feet long designated as area B on that certain Record of Survey for a Boundary Line Adjustment recorded May 23, 2002 in Book C of Plats, page 337 as File No. 128961, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-06

PARCEL 3

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Northeast corner of said Section 5; thence North 88°39'54" West along the North line of Section 5 a distance of 1243.50 feet to the East right of way line of US Highway 93; thence South 01°10'39" West along the right of way line a distance of 394.81 feet to the TRUE POINT OF BEGINNING; thence continuing South 01°10'39" West a distance of 140.19 feet; thence South 88°49'21" East a distance of 621.44 feet; thence North 01°10'39" East, a distance of 140.19 feet; thence North 88°49'21" West, a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

Excepting therefrom a strip of land 12.76 feet wide and 621.44 feet long designated as area A on that certain Record of Survey for a Boundary Line Adjustment recorded May 23, 2002 in Book C of Plats, page 337 as File No. 128961, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-05

PARCEL 4

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Southeast corner of said Northeast Quarter (NE1/4) of Section 5, thence North 89°05'36" West, along the South line of said Northeast Quarter (NE1/4) of Section 5, a distance of 1262.74 feet to the East right of way line of US Highway 93; thence North 1°10'39 East, along said right of way line a distance of 1503.26 feet to the TRUE POINT OF BEGINNING; thence continuing North 1° 10'39 East, a distance of 191.52 feet; thence South 88°49'21" East along the South line of Ruben Garza property a distance of 621.44 feet; thence South 1°10'39" West a distance of 191.52 feet, thence North 88°49'21" West a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021; 008-031-38

The above legal description is a metes and bounds description and was obtained from a QUITCLAIM DEED, recorded April 3, 2014 in Book 286 Official Records, page 366, as File No. 145247, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

DOC # 0145247

ficial

Record

Recording requested By PHYLLIS FRIAS

Lincoln County - NV Leslie Boucher - Recorder Fee: \$18.00 Page 1 of 5 Recorded By: LB

Book- 286 Page- 0366

APN: 008-031-05 APN: 008-031-06 APN: 008-031-37 APN: 008-031-38

QUITCLAIM DEED

Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law:

(State specific law)

Signature

Title: Trustee

Phyllis M. Frias, Trustee

Print

4-2-14

Grantee's address and mail tax statements to:

PFMT Alamo Properties, LLC

Attn: Phyllis Frias

3930 West Frias Avenue

Las Vegas, Nevada 89141-8801

I hereby certify that the foregoing is a full and correct copy of the original document as of

9/30/2020 at 04:18 PM

Now of record in this office of Lincoln County Nevada as document number 145247

Recorder

Amy Elmer

APNs: 008-031-05; 008-031-06; 008-031-37; 008-031-38; WHEN RECORDED MAIL TO AND SEND TAX STATEMENTS TO: PFMT Alamo Properties, LLC Attn: Phyllis Frias 3930 West Frias Avenue Las Vegas, Nevada 89141-8801

R.P.T.T. EXEMPT 7

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<u>54.</u>

QUITCLAIM DEED

PHYLLIS M. FRIAS, TRUSTEE OF THE PHYLLIS M. FRIAS MANAGEMENT TRUST Dated January 28, 1998, as amended, as Grantor, does hereby quitclaim, convey and transfer all of its right, title and interest to PFMT ALAMO PROPERTIES, LLC, a Nevada limited liability company, as Grantee, in and to the real property situate in the County of Lincoln, State of Nevada, and more particularly described as follows:

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SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND BY REFERENCE MADE A PART HEREOF.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

(signature page follows)

Dated this 2nd day of Oprul., 2014.	(
GRANTOR:	١
PHYLLIS M. FRIAS MANAGEMENT TRUST Dated January 28, 1998, as amended	The same of
By: Phyllis M. Frias, Trustee	None of the least
STATE OF NEVADA))ss: COUNTY OF CLARK)	
This instrument was acknowledged before me on 2014, by Phyllis M. Frias, Trustee of the Phyllis M. Frias Management Trust Dated January 28, 1998, as amended, as Grantor. BONET-F. ALLOSADA Notary Public State of Neyrada No. 05-96079 My Appt. Exp. Dec. 1026 Notary Public	
My Commission Expires: 12-31-2016	

EXHIBIT A Legal Description

APNs: 008-031-05; 008-031-06; 008-031-37; 008-031-38

PARCEL 1:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5:

THENCE NORTH 89°05'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE ¼) SECTION 5, A DISTANCE OF 1262.74 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 93;

THENCE NORTH 01°10'39" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1694.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°10'39" EAST, A DISTANCE OF 280.38 FEET;
THENCE SOUTH 88°49'21" EAST, ALONG THE SOUTH LINE OF RUBEN GARZA

PROPERTY A DISTANCE OF 621.44 FEET; THENCE SOUTH 01*10'39" WEST, A DISTANCE OF 280.38 FEET;

THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF REGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 AS INSTRUMENT NO. 124988 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

PARCEL 2:

OF REGINNING.

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A PARCEL WITHIN THE NORTHEAST QUARTER (NE %) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5;
THENCE NORTH 88°39'S4" WEST, ALONG THE NORTH LINE OF SAID SECTION 5, A
DISTANCE OF 1243.50 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 93;
THENCE SOUTH 01°10'39" WEST, ALONG THE RIGHT OF WAY LINE A DISTANCE OF
535 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE
SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HARRY
HENKEL ON JANUARY 28, 1977;
THENCE CONTINUING SOUTH 01°10'39" WEST, A DISTANCE OF 140.19 FEET;
THENCE SOUTH 88°49'21" EAST, A DISTANCE OF 621.44 FEET;
THENCE NORTH 01°10'39" EAST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 AS INSTRUMENT NO. 124968 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

PARCEL 3:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE %) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5;
THENCE NORTH 88°39'54" WEST, ALONG THE NORTH LINE OF SECTION 5, A
DISTANCE OF 1243.50 FEET TO THE EAST RIGHT OF WAY OF U.S. HIGHWAY 93;
THENCE SOUTH 01°10'39" WEST, ALONG THE RIGHT OF WAY LINE A DISTANCE OF
394.81 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 01°10'39" WEST, A DISTANCE OF 140.19 FEET;
THENCE SOUTH 88°49'21" EAST, A DISTANCE OF 621.44 FEET;
THENCE NORTH 01°10'39" EAST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT
OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 AS INSTRUMENT NO. 124988 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

<u>In</u>

PARCEL 4:

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A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7
SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID HORTHEAST QUARTER (NE 1/4)

THENCE NORTH 89°05'36" WEST, ALONG THE SOUTH LINE OF SAID HORTHEAST QUARTER (NE ¼) OF SECTION 5, A DISTANCE OF 1262.74 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 93;

Thence north 1°10'39" East, along said right of way line a distance of 1503.26 feet to the true point of beginning;

THENCE CONTINUING NORTH 1°10'39" EAST, A DISTANCE OF 191.52 FEET;

THENCE SOUTH 88°49'21" EAST, ALONG THE SOUTH LINE OF RUBEN GARZA PROPERTY A DISTANCE OF 621.44 FEET:

THENCE SOUTH 1°10'39" WEST, A DISTANCE OF 191.52 FEET;

THENCE NORTH 88"49"21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 AS INSTRUMENT NO. 124988 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

STATE OF NEVADA DECLARATION OF VALUE FORM

Assessor Parcel Number(s)								
	a) 008-0	31-05						
	b) 008-0	31-06			_			\ \
	c) <u>008-0</u>	31-37			_			\ \
	d) 008-0				_			\ \
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	i) 🔲 C	ther						
3.	Total Val	ue/Sale Price o	of Prope	rtv		_ `		<u>\$</u> 215,000°°
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	Real Pro	perty Transfer	Tax Due	e: (\$0.00
<u>4.</u>		tion Claimed:			1			
				r NRS 375.090, Se			_ /	
	b. Expla	ain Reason for	Exempl			ige 366 a	s File No.#	145247 to correct
				the Legal Des	cription	<u> </u>		
5	Partial In	terest Percenta	age beir	ng transferred: 10	0	% <		
٠.			100	acknowledges, ur		76.	pursuant to)
NF	S 375.06	0 and NRS 37	5.110, tl	nat the information	provided is	correct to	the best of	, their
info	ormation:	and belief, and	can be	supported by doc	umentation if	called up	on to subst	antiate the
info	ormation (provided hereir	. Furthe	ermore, the parties	agree that c	lisallowar	ice of any c	laimed
exe	emption, o	or other determ	ination	of additional tax d	ue, may resu	It in a per	halty of 10%	of the tax
du	e plus inte	erest at 1% per	month.	Pursuant to NRS	375.030, the	Buyer ar	id Seller sha	all be
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Pri	nt Name:	THE PHYLLIS		IAS	Print Name:			PERTIES, LLC
		MANAGEME			Address:		EST FRIAS	
Add	dress:	3930 WEST F	RIASA	VENUE	City:	LAS VE		
City	/h	LAS VEGAS			State: NV_		Zip:	89141-8801
Sta	ite: <u>NV</u>		Zip: §	39141-8801				
\	MAIDA NISZII	DEBEON PEO	uree.		anando - d 47	_4 #- :		
	MPANY/I	Cow County		IG RECORDING	required if r Escrow #:	10t seller 82065	or buyer)	
	dress:	761 S. Rainda			. L3010W #.	02000		
City		Pahrump			State: NV		Zip:	89048