

LINCOLN COUNTY, NV

2020-159190

Rec:\$37.00

Total:\$37.00

11/06/2020 03:04 PM

RICHARD SIDFORD

Pgs=4 KE

APN: 001-073-02; 001-073-03

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

FRANKLIN KATSCHKE

Attorney at Law

Katschke Law, LLC

820 N. Spring Street

Suite A

Caliente, Nevada 89008

775-726-3162

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

Richard Lewis Sidford and Elizabeth Jane Sidford, as co-Trustees

447 McCannon St.

PO Box 37

Pioche, NV 89043

Send Subsequent Tax Bills To:

Richard Lewis Sidford and Elizabeth Jane Sidford, as co-Trustees

447 McCannon St.

PO Box 37

Pioche, NV 89043

Phone: 775-962-5312/775-962-7863



OFFICIAL RECORD
AMY ELMER, RECORDER

E07

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

RICHARD LEWIS SIDFORD and ELIZABETH JANE SIDFORD, husband and wife,

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

RICHARD LEWIS SIDFORD and ELIZABETH JANE SIDFORD, as co-Trustees of THE RICHARD AND ELIZABETH SIDFORD FAMILY TRUST, U/A dated November 2, 2020, the GRANTEE,

Whose mailing address is 447 McCannon St., PO Box 37, Pioche, NV 89043;

All of their undivided interest in and to 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 a Quit Claim Deed, recorded on July 11, 2006, as Document No. 126840 in Book 219 P 126 County Records, Lincoln County, Nevada.

MORE commonly known as: 447 McCannon St., PO Box 37, Pioche, 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 2nd day of November, 2020.

R. L. Sidford
RICHARD LEWIS SIDFORD

Elizabeth Jane Sidford
ELIZABETH JANE SIDFORD

State of Nevada

County of Lincoln

This instrument was acknowledged before me on this November 2, 2020, by RICHARD LEWIS SIDFORD and ELIZABETH JANE SIDFORD.

(Notary stamp)



Betsy Comella
(Signature of notarial officer)

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

R. L. Sidford
RICHARD LEWIS SIDFORD

Elizabeth Jane Sidford
ELIZABETH JANE SIDFORD

EXHIBIT A

All of the Lots numbered 48, 49, 50, 51, and 52 in Block 33 in the said town of Pioche, as said lots and block are delineated on the official plat of said town, now on file and of record in the office of the County Recorder of said Lincoln County, Nevada, and to which plat and record thereof reference is hereby made for further particular description.

All of the lots numbered 53, 54, 55, and 56 in Block 33 in the said town of Pioche, as said lots and block are delineated on the official plat of said town, now on file and of record in the office of the County Recorder of said Lincoln County, Nevada, and to which plat and record thereof reference is hereby made.

and more commonly known as 447 McCannon St., PO Box 37, Pioche, NV 89043.

TAX PARCEL NUMBER: 001-073-02; 001-073-03

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 001-073-02
- b. 001-073-03
- c. _____
- d. _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: *CLERK of HOUSTON file re*

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 grantors.

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: R. L. Sidford Elizabeth J. Sidford Capacity: Grantor

Signature: R. L. Sidford Elizabeth J. Sidford Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Richard Lewis Sidford and Elizabeth Jane Sidford
 Address: 447 McCannon St.
 City: Pioche
 State NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richard Lewis Sidford and Elizabeth Jane Sidford, co-trustees
 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 KATSCHKE
 Attorney at Law
 Katschke Law, LLC
 820 N. Spring Street
 Suite A
 Caliente, Nevada 89008