

**Apn:** 161-35-713-036  
**Recording Requested By and Mail Documents  
and Tax Statements To:**

LINCOLN COUNTY, NV	<b>2020-159220</b>
\$37.00	
RPTT:\$0.00 Rec:\$37.00	<b>11/17/2020 09:47 AM</b>
LEGAL FORMS NEVADA	Pgs=3 AK
<b>OFFICIAL RECORD</b>	
AMY ELMER, RECORDER	E07

**Name:** THE PATRICIA A. ELDER TRUST  
**Address:** 617 Bullwhip Court  
**City/State/Zip:** Henderson, Nevada 89011

## QUITCLAIM DEED

**RPTT:** 07

THIS INDENTURE WITNESS That the GRANTOR(S): GERALDINE BAXTER, A Widow, for in consideration of Zero Dollars (\$0.00) do hereby QUITCLAIM the right, title and interest, if any, of which the GRANTOR(S) may have in all that real property, the receipt of which is hereby acknowledged, to the GRANTEE(S): THE PATRICIA A. ELDER TRUST u/t/d October 28, 2020, PATRICIA A. ELDER, Trustee, in all that real property situated in the County of Lincoln Clark, State of Nevada, bounded and described as follows:

**(Set Forth Commonly Known Address and Legal Description)**

**Legal Description:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF**

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on this the 10<sup>th</sup> day of November 2020.

Patricia A. Elder P.O.A.  
Signature of Grantor

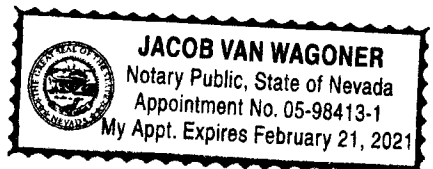
PATRICIA A. ELDER P.O.A. for  
GERALDINE BAXTER  
Grantor

STATE OF NEVADA            )  
  )  
COUNTY OF CLARK         )

On this the 10<sup>th</sup> day of November 2020, personally appeared before me, a Notary Public, in and for said county and state, PATRICIA A. ELDER, Power of Attorney For GERALDINE BAXTER, personally known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Witness my hand and official seal.

[Signature]  
Notary Public  
My Commission Expires: 02-21-21



## EXHIBIT "A"

A Parcel of land situate in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 31, Township 1 North, Range 69 East, M. D. B. & M., being more particularly described as follows:

Beginning at the North Point (1) from which the North Quarter Corner of said Section 31, bears N 26° 20' W a distance of 1541.30 feet more or less, thence S 45° E a distance of 208.71 feet more or less, to the East Corner (2); thence S 45° W a distance of 208.71 feet more or less, to the South Corner (3); thence N 45° W a distance of 208.71 feet more or less to the West Corner (4); thence N 45° E a distance of 208.71 feet more or less to the point of beginning.  
Said Parcel contains 1.0 acres, more or less.

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 006-291-20  
 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 \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 07  
 b. Explain Reason for Exemption: Transfer without consideraiton to a trust

5. Partial Interest: Percentage being transferred: 100 %  
 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 Patricia A. Elder PSA Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Trustee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: GERALDINE BAXTER  
 Address: 617 Bullwhip Court  
 City: Henderson  
 State: Nevada      Zip: 89011

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Patricia A. Elder Trust  
 Address: 617 Bullwhip Court  
 City: Henderson  
 State: Nevada      Zip: 89011

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: LEGAL FORMS NEVADA  
 Address: 2799 E TROPICANA AVE STE H  
 City: LAS VEGAS

Escrow # \_\_\_\_\_  
 State: NV      Zip: 89121