

LINCOLN COUNTY, NV

2020-159227

\$37.00

RPTT:\$0.00 Rec:\$37.00

11/20/2020 12:50 PM

FA NV NTC MAIN

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

A.P.N.: 011-220-07
File No: 13895-2601806 (DP)

When Recorded Return and Send Tax Statements To:
Debbie Gay Leavitt
1526 South 2670 East
St. George, UT 84790

R.P.T.T.: \$0.00 Exempt #5

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Theodore Leavitt, spouse of the grantee herein

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Debbie Gay Leavitt, a married woman as her sole and separate property

all the right, title, and interest of the undersigned in and to the real property situate in the County of Lincoln, State of Nevada, described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M.;

THENCE NORTH 45°25' WEST 1904.58 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST;

THENCE NORTH 89°45' WEST 198.83 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE OLD U.S. 93;

THENCE NORTH 21°30' WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF OLD U.S. 93, 332.28 FEET TO THE TRUE POINT OF BEGINNING;

**THENCE NORTH 89°45' WEST 528.81 FEET;
THENCE NORTH 175.00 FEET;**

THENCE SOUTH 89°45' EAST 468.79 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF OLD U.S. 93;

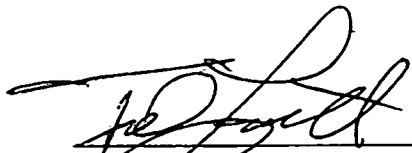
THENCE SOUTH 18°15' EAST ALONG SAID RIGHT-OF-WAY LINE 148.11 FEET;

THENCE CONTINUING SOUTH 21°30' EAST ALONG SAID RIGHT OF WAY LINE 37.22 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED JULY 18, 1979, BOOK 30, PAGE 590, INSTRUMENT NO. 64686.

"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

COPY

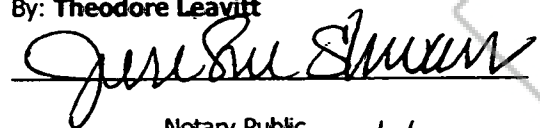

Theodore Leavitt

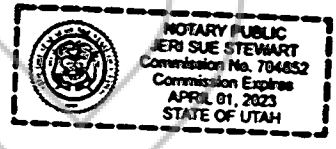
11-12-2020
Date

Theodore Leavitt

STATE OF Utah)
COUNTY OF Washington) :ss.

This instrument was acknowledged before me on this:
12 day of NOVEMBER, 2020

By: Theodore Leavitt

Notary Public
(My commission expires: 4/1/23)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-220-07
- 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) Comm¹/Ind¹
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 05
- b. Explain reason for exemption: Deed to remove spouse not on title with no consideration

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: <u>[Signature]</u>	Capacity: <u>GRANTOR</u>
Signature: <u>[Signature]</u>	Capacity: <u>Grantee</u>
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: <u>Theodore Leavitt</u>	Print Name: <u>Debbie Gay Leavitt</u>
Address: <u>1526 South 2670 East</u>	Address: <u>1526 South 2670 East</u>
City: <u>Saint George</u>	City: <u>Saint George</u>
State: <u>UT</u> Zip: <u>84790</u>	State: <u>UT</u> Zip: <u>84790</u>

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

* <u>First American Title Insurance</u>	File Number: <u>13895-2601806 DP/ DP</u>
Print Name: <u>Company</u>	
Address: <u>2500 N Buffalo Drive, Suite 120</u>	
City: <u>Las Vegas</u>	State: <u>NV</u> Zip: <u>89128</u>

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

FA NV NTC main