

APN: 004-051-07
R.P.T.T.: \$89.70

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

Nicholas and Amber Pearson
PO Box 150
Alamo, NV 89001

Send Subsequent Tax Bills To:

Nicholas and Amber Pearson
PO Box 150
Alamo, NV 89001



OFFICIAL RECORD
AMY ELMER, RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

MOUNTAIN MERCANTILE, INC.

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

NICHOLAS PEARSON and AMBER PEARSON as joint tenants with right of survivorship

Whose mailing address is PO Box 150, Alamo, NV 89001

All of 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.

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.

Dated this 7 day of April, 2021.


NATHAN PHILLIPS - Owner
Mountain Mercantile, Inc.

State of Nevada
County of Lincoln

This instrument was acknowledged before me on this 7th day of April, 2021,
by NATHAN PHILLIPS.

(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.

Nathan Phillips
NATHAN PHILLIPS – Owner
Mountain Mercantile, Inc.

COPY

EXHIBIT A

That certain parcel of land situate in the SE1/4SW1/4 of Section 5, T.7S., R. 61 E., M.D.B.&M., described as follows, to wit:

Beginning at a point 82.5 feet West of the Southwest corner of Lot 3 in Block 46 of the Town of Alamo, Nevada, and running thence due West 354.5 feet more or less to the West line of said SW1/4SW1/4 Sec. 5, thence north along said West line a distance of 125 feet, thence East a distance of 354.5 feet, more or less to the West line of the 1st West Street of the town of Alamo, thence South along said West line of 1st West Street a distance of 125 feet to the point of beginning.

(Legal Description Previously appeared in Document #102240 in Book 110, Page 486, recorded on August 18, 1994 located in the Recorder's Office for the County of Lincoln, State of Nevada.)

TAX PARCEL NUMBER: 004-051-07

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 004-051-07
 b. _____
 c. _____
 d. _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes:

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: 23,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ ()
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due: \$ 89.70

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 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: Amber P. Pearson Capacity: Grantee
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Mountain Mercantile, Inc.
 Address: PO Box 808
 City: Caliente
 State NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Nicholas Pearson and Amber Pearson
 Address: PO Box 150
 City: Alamo
 State: NV Zip: 89001

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