

LINCOLN COUNTY, NV

2021-159966

\$37.00

RPTT:\$0.00 Rec:\$37.00

04/28/2021 03:29 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

A.P.N.: 003-096-05  
File No: 119-2620401 (SC)

When Recorded Return To: Mail Tax Statements To:  
Bonnie Shoning  
522 Main Street  
Caliente, NV 89008

R.P.T.T.: \$Exempt 07

### QUITCLAIM DEED

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

**Bonnie Shoning as Trustee of Shoning Trust**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**Bonnie Shoning, an unmarried woman**

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 :

SITUATE IN A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. AND M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 12 AND THE EAST HALF OF LOT 11 IN BLOCK 41, AS SHOWN ON THE OFFICIAL PLAT KNOWN AS THE THOMAS E. DIXON ADDITION TO THE CITY OF CALIENTE, RECORDED SEPTEMBER 9, 1936 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK "A" OF PLATS, PAGE 46, LINCOLN COUNTY, NEVADA RECORDS.

The purpose of this Quitclaim document is to relinquish any possible community interest that grantor may have or may acquire in the future.

*Bonnie Shoning* 4-23-2021  
Bonnie Shoning, Trustee Date

A.P.N.: 003-096-05

Quitclaim Deed - continued

File No: 119-2620401 (SC)

STATE OF NEVADA )  
COUNTY OF ~~CLARK~~ Lincoln ) :SS.

This instrument was acknowledged before me on  
4-23-2021 by  
Bonnie Shoning as Trustee of Shoning Trust

Betsy Comella  
Notary Public  
(My commission expires: 11-24-24)



Betsy Comella  
16-4059-11  
11.24.24

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-096-05
- 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
- 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: Exempt 07
- b. Explain reason for exemption: Transfer without consideration from 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: Bonnie Shoning

Capacity: Grantor

Signature: Bonnie Shoning

Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Bonnie Shoning as Trustee of  
Print Name: Shoning Trust  
Address: 522 Main Street  
City: Caliente  
State: NV Zip: 89008

Print Name: Bonnie Shoning  
Address: 522 Main Street  
City: Caliente  
State: NV Zip: 89008

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

First American Title Insurance  
Print Name: Company  
Address: 7251 West Lake Mead Blvd, Suite 100  
City: Las Vegas

File Number: 119-2620401 SC/ SC  
State: NV Zip: 89128

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