

APN: 002-131-11
R.P.T.T.: \$245.20

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

James Vickers Wadsworth
5139 Rich Creek Valley Rd.
Peterstown, WV 24963

Send Subsequent Tax Bills To:

James Vickers Wadsworth
5139 Rich Creek Valley Rd.
Peterstown, WV 24963



OFFICIAL RECORD
AMY ELMER, RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

JAMES & KATHY WADSWORTH TRUST

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

JAMES VICKERS WADSWORTH

Whose mailing address is 5139 Rich Creek Valley Rd., Peterstown, WV 24963


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 27 day of August, 2021.

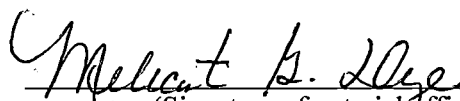

KATHLEEN V. WADSWORTH, Trustee

State of West Virginia

County of Monroe

This instrument was acknowledged before me on this 27 day of August, 2021, by KATHLEEN V. WADSWORTH.

(Notary stamp)


(Signature of notarial officer)

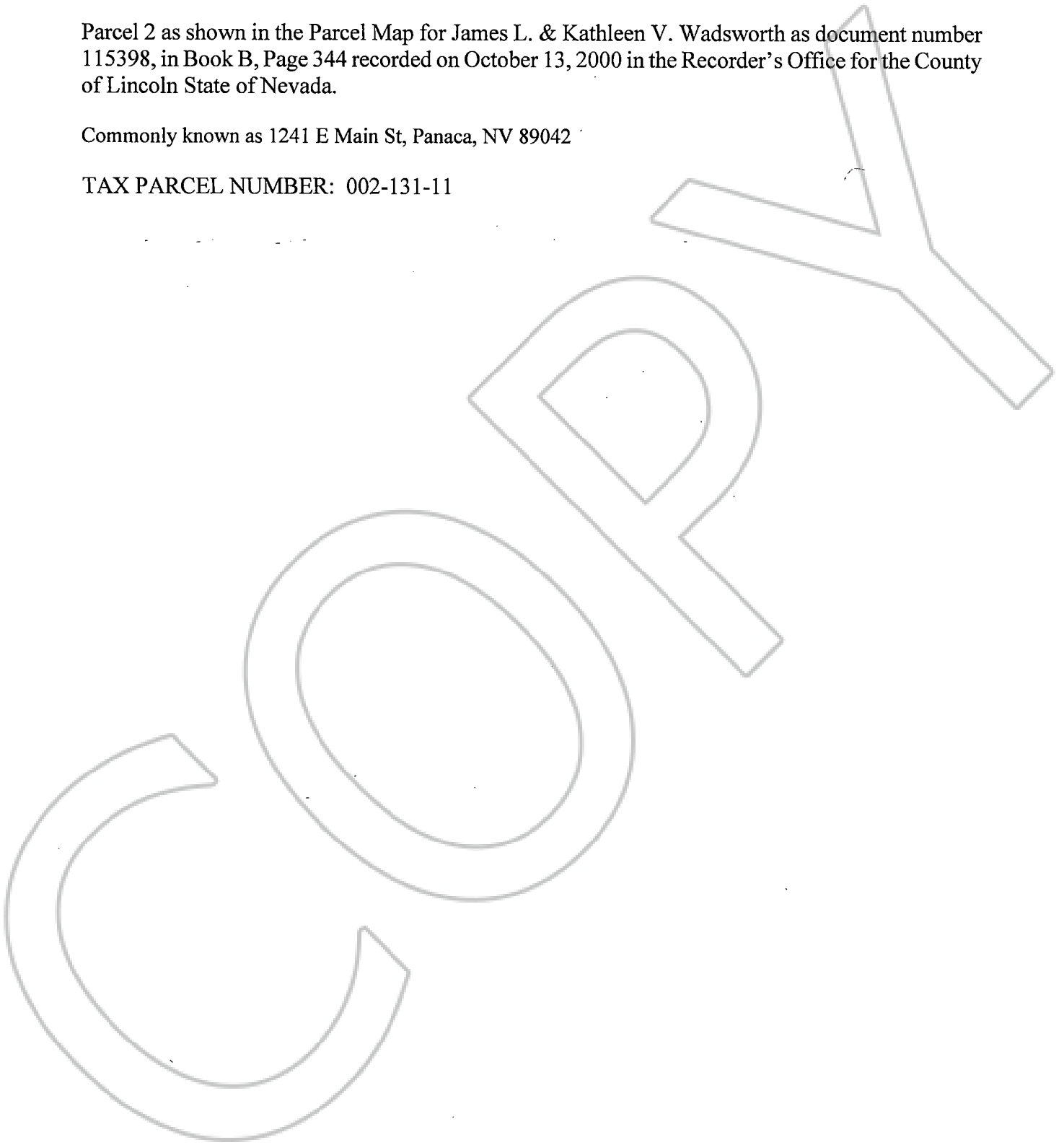
MILICENT G DYE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2022
COMMISSION # 7787934

EXHIBIT A

Parcel 2 as shown in the Parcel Map for James L. & Kathleen V. Wadsworth as document number 115398, in Book B, Page 344 recorded on October 13, 2000 in the Recorder's Office for the County of Lincoln State of Nevada.

Commonly known as 1241 E Main St, Panaca, NV 89042

TAX PARCEL NUMBER: 002-131-11



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

Kathleen V. Wadsworth

KATHLEEN V. WADSWORTH

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 002-131-11
 b. _____
 c. _____
 d. _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <input type="checkbox"/>	

2. Type of Property:
- | | |
|---|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

3. a. Total Value /Sales Price of Property: 67,540.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due: \$ 265.20

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section: ~~3~~
 b. Explain Reason for Exemption: Grantee is the biological son of Grantor ~~PROPERTY BEING TRANSFERRED~~
~~OUT OF TRUST~~

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature] POA Capacity: Grantee
JACK VICKERS

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: JAMES & KATHY WADSWORTH TRUST
 Address: 5139 Rich Creek Valley Rd.
 City: Peterstown
 State: WV Zip: 24963

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JAMES VICKERS WADSWORTH
 Address: 5139 Rich Creek Valley Rd.
 City: Peterstown
 State: WV Zip: 24963

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
FRANKLIN J. KATSCHE, Esq.
Po Box 703
CALIENTE, NV 89008