

After Recording Return to and
Mail Tax Statements To:
John L. Avery, Trustee
Lorraine Avery, Trustee
274 Avery Road
Caliente, NV 89008

LINCOLN COUNTY, NV **2021-161628**
\$37.00
RPTT:\$0.00 Rec:\$37.00 11/12/2021 12:36 PM
FNC TITLE SERVICES, LLC Pgs=3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER E07

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.0.0)

[this space for recording information]

PROPERTY TAX ID# 003-121-31

ALS-56852

QUITCLAIM DEED

[this deed is exempt from taxation pursuant to NRS §375.090(3)]

"This conveyance is a gift and the Grantor received nothing in return"

THIS INDENTURE, MADE this 21st day of OCT, 2021 between *JOHN L. AVERY and LORRAINE AVERY, Trustees of The John L. and Lorraine Avery Living Trust (trustees' name omitted in prior vesting deed referenced herein below)*, with a mailing address of 274 Avery Road, Caliente, County of Lincoln, NV, **Grantors**, and JOHN L. AVERY and LORRAINE AVERY, Trustees, or their successors in trust, under the John L. and Lorraine Avery Living Trust, dated September 29th, 2006, and any amendments thereto, with a mailing address of 274 Avery Road, Caliente, County of Lincoln, NV, **Grantees**.

WITNESSETH, that said Grantors, without consideration (no revenue received) as a gift to the Grantees, the Grantors therefore do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Lincoln County, Nevada, to-wit:

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.& M., LYING WITHIN THE CORPORATE BOUNDARIES OF THE

CITY OF CALIENTE, NEVADA DESCRIBED MORE FULLY AS PARCEL 4C AS SHOWN ON THAT PARCEL MAP ON FILE IN PLAT BOOK B PAGE 205, FILE #112579, FILED APRIL 7 1999 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY NEVADA:

CONTAINING 18,358 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL MATTERS OF RECORD.

THIS BEING THE SAME PROPERTY CONVEYED TO THE JOHN L. AVERY AND LORRAINE AVERY LIVING TRUST BY DEED FROM JOHN L. AVERY AND LORRAINE AVERY, RECORDED 01/12/2007 AS DOCUMENT NO. 0128206, IN THE LINCOLN COUNTY RECORDERS OFFICE.

PROPERTY ADDRESS: 274 Avery Road, Caliente, NV 89008

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

WITNESS the following signature and seal:

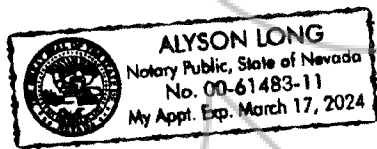
John L. Avery TRUSTEE
JOHN L. AVERY, Trustee of
The John L. and Lorraine Avery Living Trust

Lorraine Avery TRUSTEE
LORRAINE AVERY, Trustee of
The John L. and Lorraine Avery Living Trust

STATE OF NEVADA }

County of Lincoln to wit: }

This instrument was acknowledged before me on this 21st day of October, 2021, by JOHN L. AVERY and LORRAINE AVERY, Trustees of The John L. and Lorraine Avery Living Trust.



Alyson Long
Notary Public
My Commission Expires: March 17, 2024

ARS-56852

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER
(NE1/4) AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER
(SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER
(SE1/4) SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M., LYING WITHIN
THE CORPORATE BOUNDARIES OF THE CITY OF CALIENTE, NEVADA DESCRIBED
MORE FULLY AS PARCEL 4C AS SHOWN ON THAT PARCEL MAP ON FILE IN PLAT BOOK
B PAGE 205, FILE #112579, FILED APRIL 7 1999 IN THE OFFICIAL RECORDS OF LINCOLN
COUNTY NEVADA:

CONTAINING 18,358 SQUARE FEET MORE OR LESS.

Tax Parcel ID No.: 003-121-31

Commonly known as: 274 Avery Road, Caliente, NV 89008

However, by showing this address no additional coverage is provided

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-121-31
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due \$ N/A

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration.

5. Partial Interest: Percentage being transferred: 0 %
 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 Melissa Thompson Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: John L. Avery & Lorraine Avery
 Address: 274 Avery Rd.
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: John L. Avery & Lorraine Avery
 Address: 274 Avery Rd.
 City: Caliente
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: FNC Title Services LLC, Oscar Q. Escrow #: _____
 Address: 1300 Piccard Dr. Suite 105
 City: Rockville State: MD Zip: 20850