

This Document Was Prepared by:

LINCOLN COUNTY, NV **2021-161803**
RPTT:\$159.90 Rec:\$37.00
Total:\$196.90 **12/20/2021 02:04 PM**
SUSAN STRAIT Pgs=3 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

After Recording Please Return to:
SUSAN STRAIT
8587 COUNTY ROAD 86
FORT COLLINS, CO 80524

Reserved for Recording Purposes Only

NEVADA QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 11th day of November, 2021, by
SUSAN R STRAIT, POA FOR ANN R. DERNBURG whose address is
8587 COUNTY ROAD 86, FORT COLLINS, CO 80524 hereinafter called the "Grantor(s)", to
SHAUN R. STRAIT, whose address is
16205 PEREGRINE DRIVE, PARKER, CO 80138 hereinafter called the "Grantee(s)";

Witnesseth: That the Grantor, for and in consideration of the sum of TEN DOLLARS
(\$ 10.00) and other valuable considerations, receipt whereof is hereby
acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto
the Grantee(s), all that certain land situated in LINCOLN County, Nevada, described as
follows (enter legal description of property):

LOTS 9 & 10 IN BLOCK 33 OF CALIENTE, NEVADA AS SHOWN ON THE RECORDER'S OFFICE OF LINCOLN COUNTY, NEVADA
(BEING IN SECTION 7 AND 8 OF TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M).

(NV APN# 013-180-021)
NOTARY PUBLIC
STATE OF NEVADA
COMMISSION EXPIRES 07-10-2023

Also known as street name and number: NA



[Signature]
Grantor
SUSAN R STRAIT
Printed Name
FORT COLLINS, CO 80524
Address (City, State, and ZIP)
970-686-5261
Phone Number

Grantor

Printed Name

Address (City, State, and ZIP)

Phone Number

IN WITNESS THEREOF,

[Signature]
Witness
THE UPS STORE #1565
1001-A E. Harmony Rd
Fort Collins, CO 80525
Address (City, State, and ZIP)

[Signature]
Printed Name
970-223-6144
Phone Number

[Can be signed by either Witness or Notary Public – per NRS 111.115]

Colorado
STATE OF NEVADA v.s.)
COUNTY OF Lincoln) ss:

The foregoing instrument was acknowledged before me, KAVI SHANKAR, a notary public in and for the state of Colorado by Susan Strait on the 11 day of November, 2021.

[Signature]
NOTARY PUBLIC

My commission expires 07/01/2025

KAVI SHANKAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214026341
MY COMMISSION EXPIRES 07-01-2025

[NOTARY SEAL]



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) APN # 013-180-02
- 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

\$ 41,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 159.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 [Signature] Capacity POA for Anna Deransing

Signature _____ Capacity _____

<p><u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED) Print Name: <u>SUSAN R. STRAIT, POA FOR ANNA</u> Address: <u>8587 COUNTRY RD 86 DENVER</u> City: <u>FORT COLLINS</u> State: <u>CO</u> Zip: <u>80524</u></p>	<p><u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED) Print Name: <u>SHAWN R. STRAIT</u> Address: <u>16205 PEREGRINE DR</u> City: <u>PARLER</u> State: <u>CO</u> Zip: <u>80138</u></p>
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COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____