

APN: 001-081-08

Recording requested by:  
NATHAN ADAMS

When recorded mail to and  
mail tax statements to:

Nathan Adams  
P.O. Box 72  
Pioche, Nevada 89043

Space reserved for F

LINCOLN COUNTY, NV      **2022-161917**  
Rec:\$37.00  
Total:\$37.00      **02/11/2022 11:53 AM**  
APRIL R. BRADSHAW, ESQ.      Pgs=5 AE



OFFICIAL RECORD  
AMY ELMER, RECORDER

E06

**QUIT CLAIM DEED**

THIS INDENTURE, made the 11<sup>th</sup> day of February 2022, by and between, Lisa Lloyd, Clerk of the Court, per Order of the Seventh Judicial District Court in and for the State of Nevada, County of Clark, dated February 11, 2022, the party of the first part on behalf of MELISSA SUE ADAMS, and NATHAN RUSSELL ADAMS the party of the second part;

WITNESSETH:

That the party of the first part, in the consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, in accordance with Order of the Seventh Judicial District Court in and for the State of Nevada, County of Lincoln and in accordance with NRCP 70, to her in hand paid by the party of the second part, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, remise, release, and forever QUITCLAIM unto the party of the second part and to his heirs and assigns all of those certain lots, pieces, parcels of land situate in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to wit:

Parcel No. 001-081-08

LOTS THIRTEEN (13) THROUGH SEVENTEEN (17) IN BLOCK FOUR (4) IN THE TOWN OF PIOCHE, ACCORDING TO THE OFFICIAL MAP THEREOF DATED JANUARY 5, 1874, FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA

Commonly known as 361 Main Street, Pioche, Nevada 89043.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said party of the second part and to his heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand on this 11<sup>th</sup> day of February, 2022

LISA LLOYD, Clerk of the Court

\*Notary Certificate attached\*

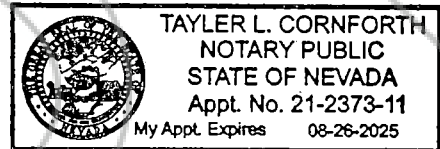
\*This Instrument is attached to a Quitclaim Deed\*

STATE OF NEVADA    )  
                                  )ss.  
COUNTY OF LINCOLN )

On this 1<sup>st</sup> day of February, 2022, personally appeared before me, Taylor L. Cornforth, a Notary Public in and for said County and State, Lisa Lloyd, Clerk of the Court, known to me to be the person described in and who executed the foregoing Quitclaim Deed, who acknowledged that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Taylor L. Cornforth  
NOTARY PUBLIC



COPY

FILED

1 Case No.: CV 0501821

2 Dept. No.:

2022 FEB 11 AM 10:06

LISA C. LLOYD  
LINCOLN COUNTY CLERK  
*ll*  
DEPUTY

7 SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
8 IN AND FOR THE COUNTY OF LINCOLN

9 \*\*\*\*\*

10 NATHAN RUSSELL ADAMS,

11 Plaintiff,

12 vs.

13 MELISSA SUE ADAMS,

14 Defendant.

ORDER FOR RELIEF PURSUANT TO  
NRCP 70

BRADSHAW LAW GROUP, LLC  
P.O. Box 282 • Caliente, Nevada 89008  
Telephone: 775-726-3057 • Fax: 775-726-3058

15  
16 The Court having reviewed the Motion for Relief Pursuant to NRCE 70 filed by Plaintiff,  
17 NATHAN RUSSELL ADAMS, by and through his attorney, APRIL R. BRADSHAW, ESQ., of  
18 BRADSHAW LAW GROUP, and no opposition having been filed and good cause appearing;

19 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Clerk of the  
20 Court sign Quitclaim Deeds in favor of Plaintiff, NATHAN RUSSELL ADAMS, for real  
21 property awarded to Plaintiff in the Decree of Divorce entered September 10, 2021, for the real  
22 property located in Lincoln County, to wit:

- 23 1. 368 Pioche Street, Pioche, Lincoln County, Nevada – Parcel No. 001-056-02

24 LOTS NUMBERED THREE (3) AND FOUR(4) IN BLOCK NUMBERED  
25 FOUR AND ONE-HALF (4 ½) AS THE SAME ARE PLATTED AND  
26 DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN OF PIOCHE NOW  
27 ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER  
28 OF SAID LINCOLN COUNTY, NEVADA

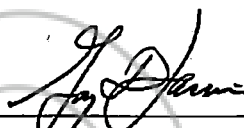
BRADSHAW LAW GROUP, LLC  
P.O. Box 282 • Caliente, Nevada 89008  
Telephone: 775-726-3057 • Fax: 775-726-3058

1 2. 372 Cheeny Lane, Pioche, Lincoln County, Nevada – Parcel No. 001-081-03  
2 LOT #7 AND #8 IN BLOCK 4 OF THE TOWN OF PIOCHE, COUNTY OF  
3 LINCOLN, IN STATE OF NEVADA

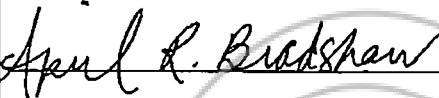
4 3. 361 Main Street, Pioche, Lincoln County, Nevada – Parcel 001-081-08  
5 LOTS THIRTEEN (13) THROUGH SEVENTEEN (17) IN BLOCK FOUR (4)  
6 IN THE TOWN OF PIOCHE, ACCORDING TO THE OFFICIAL MAP  
7 THEREOF DATED JANUARY 5, 1874, FILED IN THE OFFICE OF THE  
8 COUNTY RECORDER, LINCOLN COUNTY, NEVADA


9 IT IS SO ORDERED.

10 DATED this 11<sup>th</sup> day of February, 2022.

  
DISTRICT COURT JUDGE

11 Respectfully submitted by:  
12 BRADSHAW LAW GROUP

13  
14   
15 APRIL R. BRADSHAW, ESQ.  
16 Nevada Bar No. 11963  
17 100 Depot Ave., Room 12  
18 P.O. Box 282  
19 Caliente, Nevada 89008  
20 Phone: (775) 726-3057  
21 Fax: (775) 726-3058  
22 [april@bradshawlawgroup.net](mailto:april@bradshawlawgroup.net)  
23 *Attorney for Plaintiff,*  
24 *Nathan Russell Adams*

25 This document to which this certificate is attached  
26 is a full, true and correct copy of the original, on  
27 file in the County Clerk's Office, Pioche,  
28 Nevada. In witness whereof, I have hereunto  
set my hand and affixed the seal of the  
Seventh Judicial District Court in and for  
the County of Lincoln, State of Nevada, this  
11<sup>th</sup> day of February, 2022.  
  
Clerk/Deputy Clerk

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-001-00
- 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: Divorce Decree

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 6
- b. Explain Reason for Exemption: TRANSFER OF TITLE BETWEEN FORMER SPOUSES IN COMPLIANCE WITH A DECREE OF DIVORCE

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 April R. Bradshaw Capacity ATTORNEY FOR NATHAN ADAMS

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: SEVENTH JUDICIAL DISTRICT COURT AND MELISSA SUE ADAMS  
 Address: P.O. BOX 90  
 City: PLOCHT  
 State: NV Zip: 89043

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

Print Name: NATHAN ADAMS RUSSELL ADAMS  
 Address: P.O. BOX 72  
 City: PLOCHT  
 State: NEVADA Zip: 89043

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

Print Name: APRIL R. BRADSHAW, ESQ. Escrow #: \_\_\_\_\_  
 Address: P.O. BOX 282  
 City: CALIENTE State: NV Zip: 89008