

APN: 001-056-02

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

LINCOLN COUNTY, NV **2022-161918**
Rec:\$37.00
Total:\$37.00 **02/11/2022 11:55 AM**
APRIL R. BRADSHAW, ESQ. Pgs=5 AE



OFFICIAL RECORD
AMY ELMER, RECORDER

E06

QUIT CLAIM DEED

THIS INDENTURE, made the 11th 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. 001-056-02

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

Commonly known as 368 Pioche 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 11th day of February, 2022

LISA LLOYD, Clerk of the Court

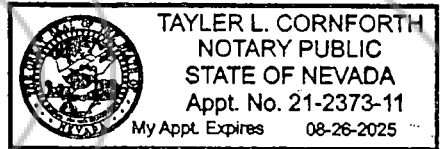
This Instrument is attached to a Quitclaim Deed

STATE OF NEVADA)
)ss.
COUNTY OF LINCOLN)

On this 11th 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



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 POCHE NOW
27 ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER
28 OF SAID LINCOLN COUNTY, NEVADA

- 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

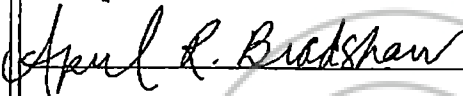
9 IT IS SO ORDERED.

10 DATED this 11th day of February, 2022.

11 
12 _____
13 DISTRICT COURT JUDGE

14 Respectfully submitted by:

15 BRADSHAW LAW GROUP

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

28 This document to which this certificate is attached
is a full, true and correct copy of the original, on
file in the County Clerk's Office, Pioche,
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
11th day of February, 2022.

Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-056-02
- 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: <u>Divorce Deed</u>	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ on file. a

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 RUSSELL MOAMS

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: SEVENTH JUDICIAL DISTRICT COURT AND (WB) WELISSA SUE MOAMS

Address: P.O. BOX 90

City: PLOCHT

State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: NATHAN RUSSELL MOAMS

Address: P.O. BOX 72

City: PLOCHT

State: NV 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