

APN: 001-081-03

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      **2022-161919**  
Rec:\$37.00  
Total:\$37.00      **02/11/2022 11:56 AM**  
APRIL R. BRADSHAW, ESQ.      Pgs=5 AE



OFFICIAL RECORD      E06  
AMY ELMER, RECORDER

**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. 001-081-03

LOT #7 AND #8 IN BLOCK 4 OF THE TOWN OF PIOCHE, COUNTY OF LINCOLN, IN STATE OF NEVADA

Commonly known as 372 Cheeny Lane, 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 January, 2022

  
\_\_\_\_\_  
LISA LLOYD, Clerk of the Court

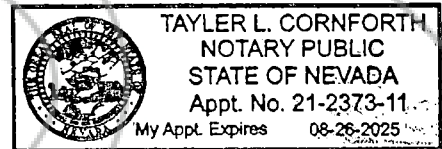
\*This Instrument is attached to a Quitclaim Deed\*

STATE OF NEVADA    )  
                                  )ss.  
COUNTY OF LINCOLN )

On this 11<sup>th</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



COPIES

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

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Case No.: CV 0501821

Dept. No.:

FILED

2022 FEB 11 AM 10:06

LISA C. LLOYD  
LINCOLN COUNTY CLERK  
*ll*  
DEPUTY

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

\*\*\*\*\*

NATHAN RUSSELL ADAMS,

Plaintiff,

vs.

MELISSA SUE ADAMS,

Defendant.

ORDER FOR RELIEF PURSUANT TO  
NRCP 70

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

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

1. 368 Pioche Street, Pioche, Lincoln County, Nevada – 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

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

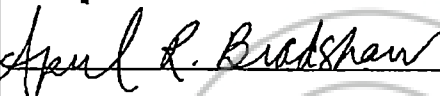
4 3. 361 Main Street, Pioche, Lincoln County, Nevada – Parcel 001-081-08  
5 LOTS THIRTEEN (13) THROUGH SEVENTEEN (17) IN BLOCK FOUR (4)  
6 IN THE TOWN OF PIOCHE, ACCORDING TO THE OFFICIAL MAP  
7 THEREOF DATED JANUARY 5, 1874, FILED IN THE OFFICE OF THE  
8 COUNTY RECORDER, LINCOLN COUNTY, NEVADA

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

24 This document to which this certificate is attached  
25 is a full, true and correct copy of the original, on  
26 file in the County Clerk's Office, Pioche,  
27 Nevada. In witness whereof, I have hereunto  
28 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) 001-081-03  
 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 \$ on file - a  
 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 AND MELISSA SUE ADAMS  
 Address: P.O. BOX 90  
 City: PILOCHE  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: NATHAN RUSSELL ADAMS  
 Address: P.O. BOX 72  
 City: PILOCHE  
 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: CAVIENTE State: NV Zip: 89008