

Prepared By:

Shain Manuele, Esq.
427 S. Main St. Ste. 306
Cedar City, UT 84720

After Recording Return To:

Ronald Edward Setzer
2438 Greenwillow Dr.
Orlando, FL 32825

LINCOLN COUNTY, NV **2022-161928**
Rec:\$37.00
Total:\$37.00 **02/15/2022 01:56 PM**
RONALD EDWARD SETZER Pgs=3 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

STATE OF NEVADA

COUNTY OF LINCOLN

BE IT KNOWN BY ALL, for valuable consideration which is hereby acknowledged, YURIKO SETZER residing at 931 CATHEDRAL GORGE PARK ROAD, County of LINCOLN Town of PANACA, State of NEVADA (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to RONALD EDWARD SETZER, residing at 2438 GREENWILLOW DR., County of ORANGE, City of ORLANDO, State of FLORIDA (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of LINCOLN Nevada to-wit:

Assessor's Parcel Number **012-110-20** and is described as follows:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 5, T.2S. R.68 E. MDB&M, RUNNING THENCE NORTH ALONG THE SECTION LINE A DISTANCE OF 236 FEET 8 INCHES, THENCE SOUTHEASTERLY ALONG THE SOUTH BOUNDARY OF THE CATHEDRAL GORGE ROAD A DISTANCE OF 388 FEET, THENCE SOUTH ALONG THE WESTERLY BOUNDARY OF HIGHWAY 93 A DISTANCE OF 352 FEET, THENCE NORTHWESTERLY 377 FEET 6 INCHES TO A POINT, THENCE NORTH ALONG THE SECTION LINE 77 FEET 9 INCHES TO THE PLACE OF BEGINNING, AND ALL BEING SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼SW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5.

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Yuriko Setzer
Grantor's Signature

YURIKO SETZER
Grantor's Name

931 CATHEDRAL GORGE RD.
Address

PANACA, NV. 89042
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

STATE OF UTAH)

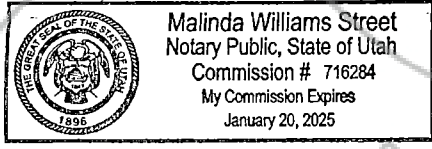
COUNTY OF IRON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yuriko Setzer whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 4 day of November, 2021.

Malinda W. Street

Notary Public



My Commission Expires: 1/20/25

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 012-110-20
 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 --- \$ 27,027
 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 5
 b. Explain Reason for Exemption: MOTHER TO SON

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 BUYER

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: YURIKO SETZER
 Address: 931 CATHEDRAL GORGE ST PARK RD
 City: DANACA
 State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: RONALD EDWARD SETZER
 Address: 2938 GREENWILLOW DR
 City: ORLANDO
 State: FL Zip: 32825

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____