



OFFICIAL RECORD  
AMY ELMER, RECORDER

**RECORDING REQUESTED BY:**

Craig T. Hansen

**INSTRUMENT PREPARED BY:**

Vilace L. Pearson  
Box 440  
Panaca, Nevada 89042

(Above reserved for official use only)

**RETURN DEED TO:**

Craig T. and Angelina M. Hansen  
7604 Charles Conrad Circle  
Las Vegas, Nevada 89145

**SEND TAX STATEMENTS TO:**

Craig T. and Angelina M. Hansen  
7604 Charles Conrad Circle  
Las Vegas, Nevada 89145

**QUIT CLAIM DEED FOR NEVADA**

STATE OF NEVADA

DATE: February 11, 2022

COUNTY OF LINCOLN

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "Grantor") hereby quitclaims to the below named grantee (hereinafter "Grantee") and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions which include any home put on the property must be stick-built and have a living area of no less than 1200 sq. ft. (no modular homes or residential trailers) and there must not be more than one non-operating or unlicensed vehicle on the property, and any other restrictions, in or to the following described

real estate located at Parcel of land/No address assigned yet, Lincoln County, Nevada (the "Property").

**Legal Description:**

**LOT 5-2 (APN #012-210-64) of the PARCEL MAP for ROGER PEARSON and KADY PEARSON, Document # 2022-161869, found in S/2SWSW Section 16, Township 2 South, Range 68 East, M.D.M., Panaca, Lincoln County, Nevada, USA, Official Record of the Lincoln County Recorder's Office, State of Nevada, Recorded on the 20th day of January, 2022.**

**Grantors**

Grantor: Roger A. Pearson  
Marital Status: Married  
8625 Edmond  
Las Vegas, Nevada 89139

Roger A. Pearson's Spouse:  
Kady M. Pearson  
8625 Edmond  
Las Vegas, Nevada 89139

**Grantees**

Grantee: Craig T. Hansen  
Marital Status: Married  
7604 Charles Conrad Circle  
Las Vegas, Nevada 89145

Craig T. Hansen's Spouse:  
Angelina M. Hansen  
7604 Charles Conrad Circle  
Las Vegas, Nevada 89145

**Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.**

**Signatures**

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on February 11, 2022.

Grantor (or authorized agent)

Signed: *R. Pearson*  
Print Name: Roger A Pearson

Grantor's Spouse (or authorized agent)

I, Kady M. Pearson, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.

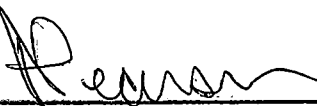
Signed: *Kady M Pearson*  
Print Name: Kady M Pearson


**Notary Public**

STATE OF NEVADA

COUNTY OF CLARK

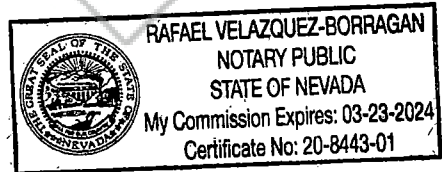
On this the 11<sup>th</sup> day of February, 20 22, the foregoing QUIT CLAIM DEED, entered into as of February 11, 2022, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

 2-11-2022  
\_\_\_\_\_  
Roger A. Pearson

 2-11-2022  
\_\_\_\_\_  
Kady M. Pearson

WITNESS my hand and official seal.

PRINT: Rafael Velazquez [Affix seal]

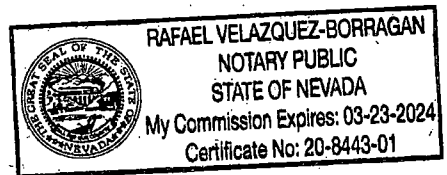


SIGN:  My Commission Expires: 3/23/2024

NOTARY PUBLIC

Page 3 of 3

State of Nevada County of Clark  
This document was acknowledged before me  
on 2/11/2022 by Rafael Velazquez  
(Signature of Notary Public)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 012-210-64
- 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

\$ 35,000  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 35,000  
 Real Property Transfer Tax Due \$ 136<sup>50</sup>

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 Craig T. Hansen Capacity Grantee  
 Signature Angelina M. Hansen Capacity Grantee

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

Print Name: Roger A Pearson / Kay M Pearson  
 Address: 8625 Eorman  
 City: Las Vegas  
 State: NV Zip: 89139

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

Print Name: Craig T Hansen / Angelina M Hansen  
 Address: 7604 Charles Conrad Circle  
 City: Las Vegas  
 State: NV Zip: 89145

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_