

After recording, please return to:)
Name: Melissa Cheeney)
Address: PO Box 158)
City, State, Zip: Pioche, NV 89043)
Phone: 775-962-5477)
Assessor's)
Parcel Number 003-078-22)



OFFICIAL RECORD E05
AMY ELMER, RECORDER

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QUIT CLAIM DEED

THIS INDENTURE WITNESSETH:

That Melissa Cheeney, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do(es) hereby remise, release, and forever quitclaim to Derek Shane Cheeney and Kayla Anne Cheeney as joint tenants with right of survivorship, all that real property situated in the town of Caliente, County of Lincoln, State of Nevada, more particularly described as follows: (Insert legal description and the commonly known address in the space provided.)

See exhibit A

Commonly known as 24 Company Row

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS 3 hand(s) this 3 day of May, 2022.

Melissa Cheeney
Signature of Grantor, Melissa Cheeney

Signature of Grantor

STATE OF NEVADA)
COUNTY OF LINCOLN)

This instrument was acknowledged before me on this 3 day of May, 2022 by Melissa Cheeney and

Louise M. Carlson
NOTARY PUBLIC

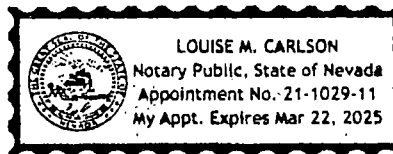


Exhibit A

That portion of the East Half (E ½) of the East Half (E ½) of the Northwest Quarter (NW ¼) of Section 8, Township 4 South, Range 67 East, M.D.B. & M., situated in the City of Caliente, Nevada, and more particularly described as follows:

Commencing at the center of said Section 8; thence, North along the East line of said Northwest Quarter (NW ¼), 1,624.41 feet; thence West at right angles to said East line, 514.50 feet to the true point of beginning; thence North, parallel with said East line, 54.13 feet; thence West at right angle at right angles, 121.00 feet; thence South 54.13 feet along a line parallel with and distant East 24.00 feet, measured at right angles from the West line of East Half (E ½) of the East Half (E ½) of the Northwest Quarter (NW ¼); thence East at right angles to said parallel line 121.00 feet to the true point of beginning, and commonly known as house No. 24 of Railroad row.

Excepting and Reserving, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive, and perpetual right to explore for, remove and dispose of said minerals by means or methods suitable to first party, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof; as disclosed by deed from Los Angeles and Salt Lake Railroad Company (formerly San Pedro, Los Angeles and Salt Lake Railroad Company) to Union Pacific Railroad Company, recorded September 15, 1959 in Book K-1 of Deeds page 221, Records of Lincoln County Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-078-22
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input type="checkbox"/> | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 0

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: _____

\$ _____

Real Property Transfer Tax Due

\$ 0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: transfer from Mother to Son and Daughter In-Law

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 grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Melissa Cheaney
 Address: PO BOX 158
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Derrick Shane Cheaney and Kayla Anne Cheaney
 Address: PO BOX 158
 City: Pioche
 State: NV Zip: 89043

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____