

A.P.N.: 001-250-33
File No: ()



OFFICIAL RECORD
AMY ELMER, RECORDER

E07

When Recorded Return To: Mail Tax Statements To:
James Vincent Family Trust
850 South Boulder Hwy #247
Henderson, NV 89015

R.P.T.T.: \$Exempt 7

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J&S Properties LLC

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

James Vincent, Trustee of the James Vincent Family Trust

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Lincoln**, State of **Nevada**, described as follows :

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 210, INSTRUMENT NO. 126540, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.

The purpose of this Quitclaim document is to relinquish any possible community interest that grantor may have or may acquire in the future.

James Vincent 5/25/2022
James Vincent, Managing Member Date

Date

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-250-33
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Cell. of Trust on File</u>	

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: Exempt 7
 b. Explain reason for exemption: Transfer into a Trust without consideration

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: James Vincent Capacity: Trustee
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: J&S Properties, LLC
 Address: 850 South Boulder Highway #247
 City: Henderson
 State: NV Zip: 89015

Print Name: Trust
 Address: 850 South Boulder Highway #247
 City: Henderson
 State: NV Zip: 89015

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

Print Name: James Vincent Family Trust
 Address: 850 South Boulder Highway #247
 City: Henderson

File Number: /
 State: NV Zip: 89015