

LINCOLN COUNTY, NV
\$37.00
RPTT:\$0.00 Rec:\$37.00
CASSADY LAW OFFICES
OFFICIAL RECORD
AMY ELMER, RECORDER

2022-162370
05/31/2022 10:23 AM
Pgs=2 AE
E07

APN: 001-250-32

Mail Tax Statements To:
When Recorded Mail To:

Rosalind Rosemarie Franch, Trustee
THE ROSALIND ROSEMARIE FRANCH
REVOCABLE LIVING TRUST DATED MAY 25, 2022
4431 Newton Drive
Las Vegas, Nevada 89015

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,

Rosalind Franch

does hereby RELEASE AND FOREVER QUITCLAIM to

**Rosalind Rosemarie Franch, Trustee of
The Rosalind Rosemarie Franch Revocable Living Trust Dated May 25, 2022**

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

See Exhibit A- Legal Description

Rosalind Franch

Rosalind Franch

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

On the 25th day of May, 2022, personally appeared before me, a Notary Public in and for said County and State, **Rosalind Franch**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

Sara L. Foley

NOTARY PUBLIC

**SARA L. FOLEY**
Notary Public, State of Nevada
No. 05-98852-1
My Appt. Exp. April 27, 2025

APN: 001-250-32

**Exhibit A
Legal Description**

THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 210, INSTRUMENT NO. 126540, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES, INCLUDING EASEMENTS AND WATER RIGHTS, IF ANY, THERETO BELONGING OR APPERTAINING, AND ANY REVERSIONS, REMAINDERS, RENTS, ISSUES OR PROFITS THEREOF.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-250-32
- 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 Date of
- g) Agricultural
- h) Mobile Home Notes:
- Other _____

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

3. Total Value/Sales Price of Property

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 7
- b. Explain Reason for Exemption: Transfer to or from 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 _____ Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
Print Name: **Rosalind Franch**
Address: 4431 Newton Drive
City: Las Vegas
State: Nevada 89015

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: **The Rosalind Rosemarie Franch Revocable Living Trust Dated May 25, 2022**
Address: 4431 Newton Drive
City: Las Vegas
State: Nevada 89015

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

Print Name: CASSADY LAW OFFICES Escrow #: _____
Address: 2425 W. Horizon Ridge Pkwy
City: Henderson State: NV Zip: 89052