

LINCOLN COUNTY, NV

2022-162829

\$37.00

RPTT:\$0.00 Rec:\$37.00

07/27/2022 03:21 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

A.P.N.: 013-190-08
File No: 13896-2646957 (TV)

When Recorded Return and Send Tax Statements To:
Ivan A. Willard, Jr.
1356 N Highway 41 #34
Post Falls, ID 83854

R.P.T.T.: \$0.00 Exempt #5

QUITCLAIM DEED

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

Kathy Willard, spouse of grantee

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Ivan A. Willard, Jr. a married man as his sole and separate property

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:

TRACT NO. 8 OF MAP OF DIVISION INTO LARGE PARCELS FOR WAYNE BRADLEY & THE RONALD A. BRADLEY AND GORDENA S. BRADLEY FAMILY TRUST, RECORDED IN BOOK B OF PLATS, PAGE 364, AS FILE NO. 116018, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B &M.

"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

Kathy L. Willard July 25, 2022
Kathy Willard Date

Kathy Willard

STATE OF Idaho)
COUNTY OF Kootenai) :ss.

This instrument was acknowledged before me on this:
25 day of July, 2022

By: **Kathy Willard**

Julie Shepard
Notary Public

(My commission expires: November 28, 2024)

JULIE SHEPARD
COMM. # 20182329
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXP. November 28, 2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-190-08
 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: _____

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: 5
 b. Explain reason for exemption: Deed to remove spouse not on title with no 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: Kathy S. Willard
 Signature: _____

Capacity: Grantor
 Capacity: _____

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

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

Print Name: Kathy Willard
 Address: 1356 N. Highway 41, #34
 City: Post Falls
 State: Idaho Zip: 83854

Print Name: Ivan A. Willard, Jr.
 Address: 1356 N. Highway 41, #34
 City: Post Falls
 State: Idaho Zip: 83854

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

First American Title Insurance
 Print Name: Company
 Address: 10000 W Charleston Blvd, Suite 180
 City: Las Vegas

File Number: 13896-2646957 TV/ ar
 State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)