

A.P.N. No.:	006-241-23
PRPTT	Exempt #3
Escrow No.:	85291
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Brian G. Gardner and Marcia B. Gardner	
P O Box 575	
Caliente, NV 89008	

LINCOLN COUNTY, NV **2022-162862**
 Rec:\$37.00
 Total:\$37.00 **08/04/2022 02:39 PM**
 COW COUNTY TITLE CO Pgs=6 KC



OFFICIAL RECORD
 AMY ELMER, RECORDER

E03

(for recorders use only)

QUITCLAIM DEED
(Title of Document)

Document being re-recorded to attach complete legal description as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

That portion of the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of Section 35, Township 2 North, Range 69 East, M.D.B.&M., Lincoln County, Nevada, more particularly described as follows:

A parcel of land which is a portion of Lot 4 in Ursine also known as the "Eagle Valley Settlement" described as follows:

Beginning at the Northeast corner of said Lot 4 and running thence Southwesterly along the West side of the street line a distance of 241 feet to the Southeast corner of said Lot 4, thence running Northwesterly along the North side of the Lane or County Highway a distance of 250 feet; thence at right angles Northeasterly a distance of 241 feet to the North boundary of said Lot 4; thence Southeasterly along the North boundary of said Lot 4 a distance of 250 feet to the place of beginning, and being the Easterly 250 feet of said Lot 4.

The above legal description is a metes and bounds description and was obtained from a GRANT, BARGAIN, SALE DEED, recorded July 9, 1984 in Book 60 Official Records, page 398, as File No. 80305 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

TAX PARCEL #:

006-241-23

FILED FOR RECORD AT REQUEST OF:

Brian G. Gardner

WHEN RECORDED RETURN TO:

Brian G. Gardner

8346 Christinas Cove Ave, Las Vegas, NV 89131,
USA

LINCOLN COUNTY, NV
RPTT:\$50.70 Rec:\$35.00
Total:\$85.70
BRIAN GARDNER

2019-157629

11/26/2019 09:25 AM

Pgs=5 KE



00004008201901576290050057

OFFICIAL RECORD
AMY ELMER, RECORDER

THIS SPA.

Quitclaim Deed

For and in consideration of \$13,000.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tona L. Lytle, not married, of 3117 La Mesa Dr. Las Vegas, NV 89014, (the "Grantor"), conveys, as well as quitclaim, unto Brian G. Gardner, of 8346 Christinas Cove Ave, Las Vegas, NV 89131, USA and Marcia B. Gardner, of 8346 Christinas Cove Ave, Las Vegas, NV 89131, USA, a married couple, (collectively the "Grantee"), the following described real estate (the "Premises"), situated in the County of Lincoln, Nevada, together with all after acquired title of the Grantor in the Premises:

R69E. T2N. SEC 35 PORT LOT 4
1.520 TOTAL ACRES
LOCATION: URSINE, NV.

Being all or part of the same property described in the County Register's Deed Book 00, Page 000.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED October 28, 2019

I hereby certify that the foregoing is a full and correct copy of the original document as of 8/1/2022 at 02:49 PM

Now of record in this office of Lincoln County Nevada as document number 2019-157629.

Date 8/1/2022

Recorder Amy Elmer

Amy Elmer
Amy Elmer, Recorder

Grantor Acknowledgement

STATE OF NEVADA

COUNTY OF Clark

On this day personally appeared before me Tona L. Lytle, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Quitclaim Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of October, 2019.

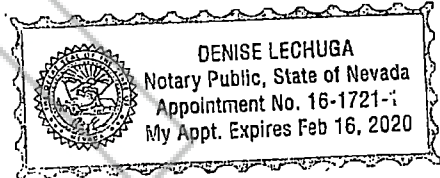


Notary Public in and for the State of Nevada

County of Clark

Residing at Henderson

My Commission Expires Feb. 16, 2020

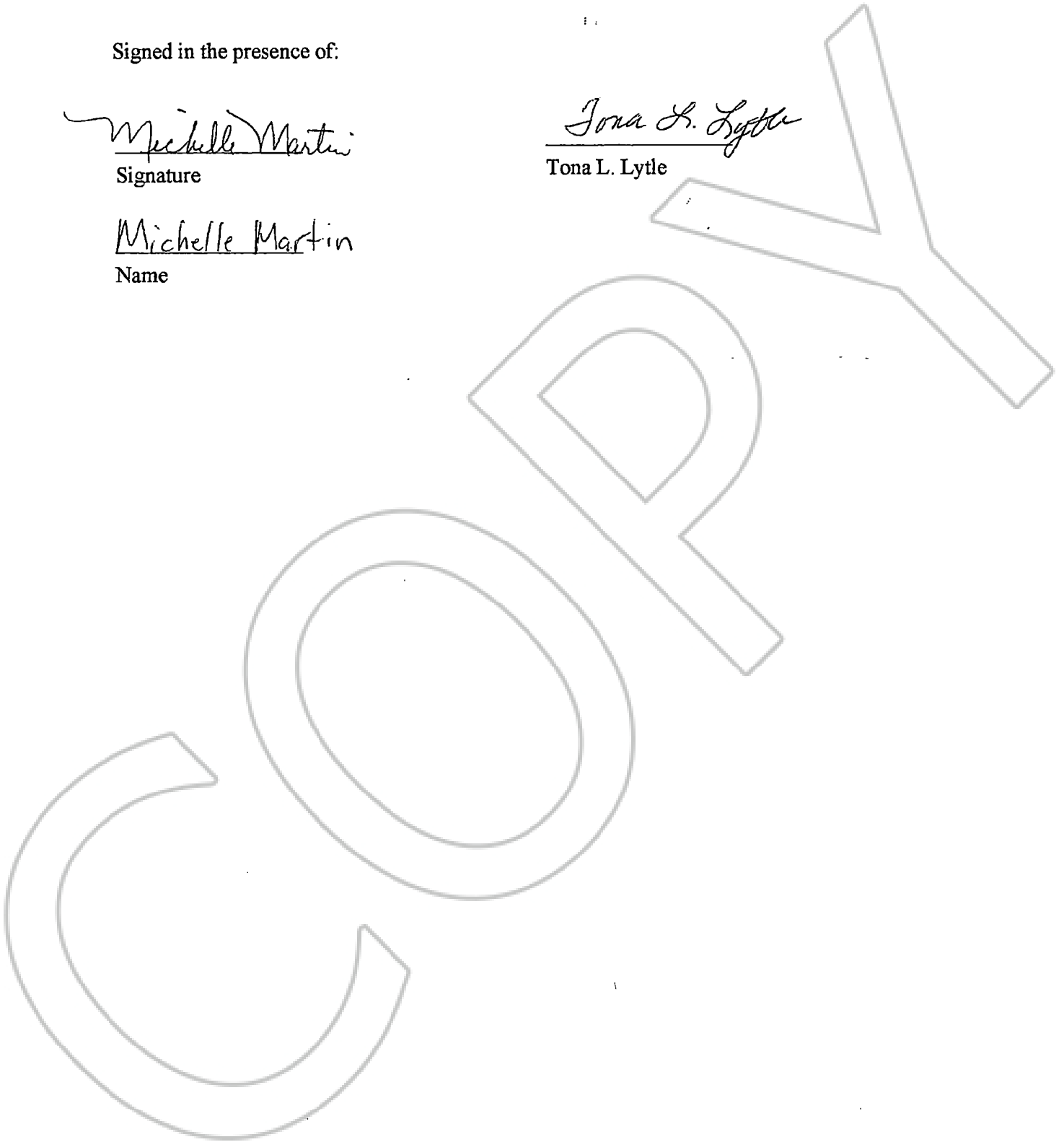


Signed in the presence of:

Michelle Martin
Signature

Michelle Martin
Name

Tona L. Lytle
Tona L. Lytle



Send Subsequent Tax Bills to: Brian G. Gardner, 8346 Christinas Cove Ave, Las Vegas, NV 89131, USA	Drafted By: Brian G. Gardner
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**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	

1. Assessor Parcel Number(s)
 a) 006-241-23
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Family Res.
 c) Condo/Townhouse d) 2-4 Plex
 e) Apartment Bldg. f) Commercial/Industrial
 g) Agricultural h) Mobile Home
 i) Other: _____

3. a. Total Value/Sales Price of Property _____
 b. Deed in Lieu of Foreclosure Only (Value of Property) _____
 c. Transfer Tax Value _____
 d. REAL PROPERTY TRANSFER TAX DUE: _____ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: # 3
 b. Explain Reason for Exemption: Re-recording deed to correct legal description, RPTT paid on Deed #2019-157629

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: Tona L. Lytle Capacity: Agent
 Signature: _____ Capacity: _____

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

Print Name: Tona L. Lytle
 Address: 3117 La Mesa Dr.
 City/ST/Zip Las Vegas, NV 89014

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

Print Name: BRIAN G. GARDNER and MARCIA B. GARDNER
 Address: P O Box 575
 City/ST/Zip Caliente, NV 89008

COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)

Company Name: Cow County Title Co. Escrow No.: 85291
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043