

LINCOLN COUNTY, NV 2022-162887  
RPTT:\$146.25 Rec:\$37.00  
Total:\$183.25 08/10/2022 02:48 PM  
ANDONE FAMILY TRUST Pgs=4 KC



OFFICIAL RECORD  
AMY ELMER, RECORDER

**RECORDING REQUESTED BY:**

Dawn Andone

**INSTRUMENT PREPARED BY:**

Vilacé L. Pearson  
Box 440  
Panaca, Nevada 89042

(Above reserved for official use only)

**RETURN DEED TO:**

Andone Family Trust  
P. O. Box 902  
Panaca, Nevada 89042

**SEND TAX STATEMENTS TO:**

Andone Family Trust  
P. O. Box 902  
Panaca, Nevada 89042

**QUIT CLAIM DEED FOR NEVADA**

STATE OF NEVADA

DATE: August 1st, 2022

COUNTY OF LINCOLN

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "**Grantor**") hereby quitclaims to the below named grantee (hereinafter "**Grantee**") and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions which include any home put on the property must be stick-built and have a living area of no less than 1200 sq. ft. (no modular homes or residential trailers) and there must not be more than one non-operating or unlicensed vehicle on the property, and any other restrictions, in or to the following described

real estate located at Parcel of land/No address assigned yet, Lincoln County, Nevada (the "Property").

Legal Description:

**PARCEL 4-4-3 (APN #012-210-61) of the SUBSEQUENT PARCEL MAP of Parcel 4-4, From Parcel Map, Doc #2020-158855, for ROGER PEARSON and KADY PEARSON, Document # 2021-161158, found in Section 16, Township 2 South, Range 68 East, Mount Diablo Meridian, in Lincoln County, Nevada, USA, Official Record of the Lincoln County Recorder's Office, State of Nevada, Recorded on the 24 day of September, 2021.**

**Grantors**

Grantor: Roger A. Pearson  
Marital Status: Married  
8625 Edmond  
Las Vegas, Nevada 89139

Roger A. Pearson's Spouse:  
Kady M. Pearson  
8625 Edmond  
Las Vegas, Nevada 89139

**Grantees**

Grantee:  
Andone Family Trust  
P. O. Box 902  
Panaca, Nevada 89042

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on August 1st, 2022

Grantor (or authorized agent)

Signed: *Roger A. Pearson*  
Print Name: Roger A. Pearson

Grantor's Spouse (or authorized agent):

I, Kady M. Pearson, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.

Signed: *Kady M. Pearson*  
Print Name: Kady M. Pearson

**Notary Public**

STATE OF NEVADA

COUNTY OF CLARK

On this the 1<sup>st</sup> day of August, 2022, the foregoing QUIT CLAIM DEED, entered into as of October 28<sup>th</sup>, 2021, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

R Pearson

Roger A. Pearson

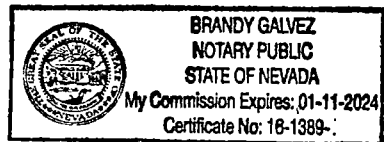
Kady M Pearson

Kady M. Pearson

WITNESS my hand and official seal.

PRINT: Brandy Galvez

[Affix seal]



SIGN: Brandy Galvez

My Commission Expires: 01-11-2024

NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 012-210-61
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- |  |              |                             |                  |
|--|--------------|-----------------------------|------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input 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

\$ 37,500<sup>-</sup>

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 146.25

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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)

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

Print Name: Roger A. & Kady M. Peters  
 Address: 8625 Edmond  
 City: Las Vegas  
 State: NV Zip: 89139

Print Name: Andone Family Trust  
 Address: PO Box 902  
 City: Panaca  
 State: NV Zip: 89042

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_