

LINCOLN COUNTY, NV

2022-162960

\$37.00

RPTT:\$0.00 Rec:\$37.00

08/31/2022 03:53 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E04

APN NO: 002-143-01

**RECORDING REQUESTED BY:
Title Deeds & Needs, LLC**

**WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
ROBERT J. PARKER-ALMAREZ
P.O. BOX 926
PANACA, NV 89042**

**Affix RPTT: \$ Exempt. 4
File No. 22-552**

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT:
Neldon C. Mathews and Alice C. Mathews, husband and wife as joint tenants

For valuable consideration, the receipt of which is hereby acknowledged, do hereby convey, quitclaim and release unto Grantee all interest Grantor has, if any, in said real property to **Robert J. Parker-Almaraz, a married man as his sole and separate property**

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF.**

Commonly known as: 878 North Main Street, Panaca, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements, and reservations of record.
3. Deed(s) of Trust of Record, if any.

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2
HEREOF.**

WITNESSED this 31 day of AUGUST 2022

Neldon C. Mathews
NELDON C. MATHEWS

Alice C. Mathews
ALICE C. MATHEWS

NOTARY ACKNOWLEDGMENT

ATTACHED TO:
Quitclaim Deed

STATE OF NEVADA) SS

COUNTY OF LINCOLN)

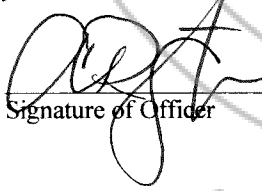
On 8/31/2022 before me, ASHLEY REMINGTON, a
Notary Public in and for said State, personally appeared:

NELDON C. MATHEWS AND ALICE C. MATHEWS

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: 
Signature of Officer

(NOTARY SEAL)

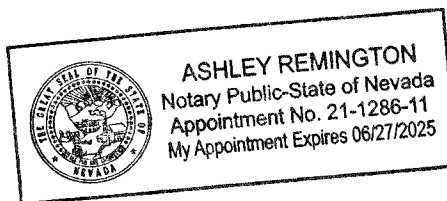


EXHIBIT "A"

A PARCEL OF LAND SITUATED WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.M., WITHIN LOT 1 OF BLOCK 15, TOWN OF PANACA, LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 15, BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF STATE ROUTE NO. 319, WHENCE THE NORTHEAST CORNER OF SAID SECTION 8 BEARS NORTH 14°13'12" EAST, A DISTANCE OF 2,104.66 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°14'34" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 166.00 FEET; THENCE SOUTH 00°19'33" EAST A DISTANCE OF 162.00 FEET; THENCE SOUTH 89°41'34" WEST A DISTANCE OF 41.00 FEET; THENCE SOUTH 00°19;33" EAST A DISTANCE OF 3.00 FEET; THENCE SOUTH 89°41'34" WEST A DISTANCE OF 125.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SECOND STREET; THENCE NORTH 00°19'33" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING DELINEATED IN THE BOUNDARY LINE ADJUSTMENT MAP RECORDED NOVEMBER 23, 1996 IN BOOK A OF PLATS, PAGE 500, AS FILE NO. 106103, LINCOLN COUNTY, NEVADA RECORDS.

THE ABOVE LEGAL DESCRIPTION IS A METES AND BOUNDS DESCRIPTION AND WAS OBTAINED FROM A GRANT, BARGAIN AND SALE DEED, RECORDED DECEMBER 20, 2013 IN BOOK 284 OFFICIAL RECORDS, PAGE 357, AS FILE NO. 144733 LINCOLN COUNTY, NEVADA RECORDS.

THIS ADDITIONAL INFORMATION REQUIRED BY NRS 111.312 AND NRS 239B.030

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) **002-143-01**
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY


- 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 NRS 375.090, **Section 4**
- b. Explain Reason for Exemption: **Removing co-owner/joint tenants without consideration, per Doc #2022-162695**

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: AGENT

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Neldon C. & Alice C. Mathews
Address: PO Box 926
City: Panaca
State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert J. Parker-Almaraz
Address: PO Box 926
City: Panaca
State: NV Zip: 89042

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

Print Name: **Title Deeds & Needs, LLC**
Address: **8565 S. Eastern Avenue, Suite 150**
City, State & Zip: **Las Vegas, NV 89123**

File No. 22-552

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED