

LINCOLN COUNTY, NV

2022-163497

\$37.00

RPTT:\$0.00 Rec:\$37.00

11/29/2022 03:01 PM

BARNEY MCKENNA & OLMSTEAD, P.C.

Pgs=2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

WHEN RECORDED, MAIL TO:

Daren R. Barney, Esq.
Barney McKenna & Olmstead, P.C.
P.O. Box 2710
St. George, UT 84771

MAIL TAX STATEMENT TO:

Joyce A. Phillips and John Willard Phillips
1043 Graham Manor
Washington, UT 84780

APN: **002-152-22; 002-204-01; 012-170-40**

QUITCLAIM DEED

Joyce A. Phillips a/k/a Joyce Phillips, Trustee of Phillips Family Trust dated the 23rd day of January, 1993, Grantor, for the sum of Ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby QUITCLAIMS to “Joyce A. Phillips and John Willard Phillips, trustees, or successor trustee(s) of the Joyce A. Phillips Living Trust dated November 28, 2022”, as may be subsequently amended, Grantee, the following described tracts of land in Lincoln County, State of Nevada:

See Attached Exhibit “A” – Legal Description

SUBJECT TO: Covenants, Conditions, Reservations, Rights, Rights of Way, Easements and Encumbrances now of record.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or appertaining.

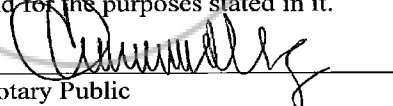
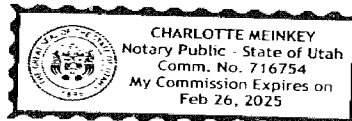
WITNESS the hand of Grantor, this 28th day of November, 2022.



JOYCE A. PHILLIPS, TRUSTEE

STATE OF UTAH)
) ss
COUNTY OF WASHINGTON)

On this 28th day of November, 2022, before me personally appeared JOYCE A. PHILLIPS, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that she is the Trustee of Phillips Family Trust dated the 23rd day of January, 1993, and that the foregoing instrument was signed by proper authority, and acknowledged before me that she executed the document in the capacity and for the purposes stated in it.


Notary Public

Attachment to that certain Quitclaim Deed executed by Joyce A. Phillips, Trustee of Phillips Family Trust dated the 23rd day of January, 1993, grantor, to Joyce A. Phillips and John Willard Phillips, trustees of the Joyce A. Phillips Living Trust dated November 28, 2022, grantee.

EXHIBIT "A" – LEGAL DESCRIPTION

APN 002-152-22:

A portion of Lot 2, Block 35, in the NW ¼ of Section 9, T.2S., R.68E., M.D.M., as depicted on the Merger and Resubdivision recorded on May 3, 2004, as File Number 122218, Plat Book C, Page 38, on file and of record in the Office of the County Recorder of Lincoln County, State of Nevada, containing 61,088 Square Feet.

APN 002-204-01:

Lot one (1) block seventy five (75) in the township of Panaca, located at the south west corner of Heaps and First Street. Dimensions: N side 68.5' S side 68.2' W side 73.6' E side 73.4'. About 0.115 of an acre.

APN 012-170-40:

An undivided one half interest in the property described as follows:

Starting at a point 13 rods South from the Northeast quarter of the Northwest quarter of the Southeast quarter of Section 8, running 40 rods South, thence 80 rods West, thence 40 rods North, thence 80 rods East to the point of beginning, together with all improvements thereon, all water and water rights belonging thereto, containing 20 acres of land, more or less. Said land lying and being in the West one-half of the Southeast quarter of Section 8, Township 2 South, Range 68 East, M.D.B. & M., Lincoln County, Nevada. Said land being bounded on the west side of First Street of the Town of Panaca, Lincoln County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 002-152-22
 b. 002-204-01
 c. 012-170-40
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input checked="" 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 | |

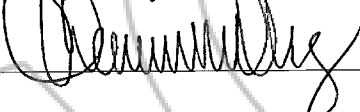
FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

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: _____ %
 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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature  Capacity: Paralegal
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Joyce A. Phillips, Trustee
 Address: 1043 Graham Manor
 City: Washington
 State: UT Zip: 84780

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joyce A. Phillips, Trustee & John Willard Phillips, Trustee
 Address: 1043 Graham Manor
 City: Washington
 State: UT Zip: 84780

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

Print Name: Barney McKenna & Olmstead, PC
 Address: 43 S 100 E, Ste 300
 City: St. George

Escrow # _____
 State: UT Zip: 84770