

LINCOLN COUNTY, NV **2023-163777**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **03/06/2023 09:20 AM**
KEN R. ASHWORTH & ASSOCIATES Pgs=2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER E07

APN: 013-160-44; 013-041-12;
013-042-30

Return To:

Ken R. Ashworth & Associates
1057 Whitney Ranch Drive, Suite 350
Henderson, NV 89014

Mail Tax Statements:

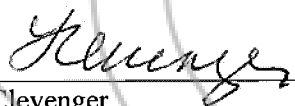
Kent & Lisa Clevenger
2820 Chaucer St
Las Vegas NV 89135

QUITCLAIM DEED

WITNESSETH: Kent Clevenger and Lisa Clevenger, husband and wife as joint tenants, do hereby remise, release and forever quitclaim, without consideration, to Lisa Clevenger and Kent Clevenger, Trustees of the You're Welcome Trust, dated March 2, 2023, all of the right, title and interest in and to that real property situated in Lincoln County, Nevada, APN: 013-160-44; 013-041-12; 013-042-30, as described on Exhibit A attached hereto.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this Quitclaim Deed is executed under seal on the 2nd day of March, 2023.




Lisa Clevenger



Kent Clevenger

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

On the 2nd day of March, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kent Clevenger and Lisa Clevenger, known to me to be the persons described in and who executed the foregoing **QUITCLAIM DEED**, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Notary Public


 **REBEKAH GRIFFIN**
Notary Public-State of Nevada
APPT. NO. 12-9103-1
My Appt. Expires 10-02-2024

EXHIBIT A

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

PARCEL ONE:

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 3 South, Range 67 East, M.D.B.&M., Lincoln County, Nevada Described as follows:

Parcel No. 1 as shown on that certain parcel Map recorded May 12, 1998 in Book B of Plats, page 112 as File No. 110955, and the Amended Subsequent Parcel Map for Gary A. Carrigan recorded May 18, 1999 in Book B of Plats, page 223 as File No. 112819, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion lying within Little Dipper Drive and Pauline Circle as conveyed to the County of Lincoln, State of Nevada by Deeds recorded June 13, 2002 in Book 164 of Official Records, pages 326 and 329 as File NO's. 118312 and 118313, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 013-160-44

PARCEL TWO:

Situate in the North Half (N 1/2) of Section 3, Township 3 South, Range 67 East, M.D.B.&M., described as follows:

Lot 14 of HIGHLAND KNOLLS SUBDIVISION as shown on the Official Map thereof recorded August 9, 1972 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 100 as File No. 51895, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 013-041-12

PARCEL THREE:

Situate in the North Half (N1/2) of Section 3, Township 3 South, Range 67 East, M.D.B.&M., described as follows:

That portion of Lot 46 of HIGHLAND KNOLLS SUBDIVISION as Shown on the Official Map thereof, more particularly described as follows:

Lot 46B of that certain Parcel Map recorded December 5, 1995 in the office of the County Recorder of Lincoln County Nevada in Book A of Plats Page 461 as File No. 104326, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER's: 013-160-44; 013-041-12; 013-042-30

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 013-160-44; 013-041-12; 013-042-30
 b. _____

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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on File KC</u>	

3. a. Total Value/Sales Price of Property \$ 00.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value \$ 00.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section: 07
 b. Explain Reason for Exemption: Transfer to or from a trust without 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:  Capacity: Attorney for Grantor

SELLER (GRANTOR) INFORMATION
Name: Kent Clevenger and Lisa Clevenger

Address 2820 Chaucer Street
City: Las Vegas
State: Nevada **Zipcode:** 89135

BUYER (GRANTEE) INFORMATION
Name: Kent Clevenger and Lisa Clevenger,
 Trustees of the You're Welcome Trust dated
 March 2, 2023

Address 2820 Chaucer Street
City: Las Vegas
State: Nevada **Zipcode:** 89135

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

Name: Ken R. Ashworth & Associates Escrow #: _____
 Address: 1057 Whitney Ranch Drive, Suite 350
 City: Henderson State: Nevada Zip: 89014