

APN 013-030-20

APN _____

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

E07

QUITCLAIM DEED

Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

Alice S. Denton Attorney
Signature Title

Alice S. Denton, Esq.
Print

03/23/2023
Date

Grantees address and mail tax statement:

Ms. Rubie R. Mosqueda
2213 Marble Gorge Drive
Las Vegas, Nevada 89117

APN: **013-030-20**
WHEN RECORDED, MAIL TO:
Alice S. Denton, Esq.
411 E. Bonneville Avenue, #300
Las Vegas, NV 89101

QUITCLAIM DEED

WITHOUT CONSIDERATION, **RUBIE R. MOSQUEDA**, a single, unmarried woman, does hereby RELEASE, REMISE AND FOREVER QUITCLAIM to **RUBIE R. MOSQUEDA**, as Trustee of the **RUBIE RED LIVING TRUST** dated March 22, 2023, and her Successor Trustee(s), all of her right, claim, title and interest in and to the real property situate in the County of Lincoln, State of Nevada, particularly described as follows, to-wit:

See *Exhibit 1*.

Parcel No.: **013-030-20**

Grantee's address: RUBIE RED LIVING TRUST
Ms. RUBIE R. MOSQUEDA, Trustee
2213 Marble Gorge Drive
Las Vegas, Nevada 89117

Mail tax statements to: RUBIE RED LIVING TRUST
Ms. RUBIE R. MOSQUEDA, Trustee
2213 Marble Gorge Drive
Las Vegas, Nevada 89117

DATED: March 22, 2023.


RUBIE R. MOSQUEDA

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

On March 22, 2023, personally appeared before me, a Notary Public, RUBIE R. MOSQUEDA, who acknowledged that she executed the above instrument.

Nicole Marie Parker
Notary Public



COPIED

EXHIBIT 1

Commencing at a point 325 feet West of the Southeast Corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 2, Township 3 South, Range 67 East, M.D.B & M, and running thence West 600.5 feet to the East side of the State Highway; Thence North 22°26' East 480 feet along the East side of the Highway; Thence 62°30' E 580 feet to the Railroad right-of-way; Thence S 27°30' W 210 feet along the right-of-way to the place of beginning, and containing 4.53 acres of land in entry No. P194, being a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 2, Township 3 South, Range 67 East, M.D.B. & M, in Lincoln County, Nevada, together with any and all improvements situate thereon.

The above metes and bounds description appeared previously in that certain document recorded February 1, 2000 in Book 146, Page 90, Instrument No. 113894

APN: 013-030-20

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 013-030-20 _____
 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on File - AK</u>	

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to a trust.

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 Alice S. Denton Capacity Attorney for Grantor
 Signature Alice S. Denton Capacity Attorney for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Rubie R. Mosqueda
 Address: 2213 Marble Gorge Drive
 City: Las Vegas
 State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Rubie R. Mosqueda, TTEE
 Address: 2213 Marble Gorge Drive
 City: Las Vegas
 State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Alice S. Denton, Esq. Escrow #: _____
 Address: 411 E. Bonneville Ave., Ste. 300
 City: Las Vegas State: NV Zip: 89101