

LINCOLN COUNTY, NV

**2023-164872**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**06/13/2023 08:24 AM**

YOUNG LAW GROUP, PLLC

Pgs=2 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

E07

**APN: 3-096-04**

**WHEN RECORDED MAIL TO AND MAIL TAX STATEMENT TO:**

Esther Smalley Cothrun, Trustee  
Cothrun Family Revocable Trust,  
Dated July 23, 2018  
241 W. Cypress Drive  
Henderson, NV 89015

**QUITCLAIM DEED**

**FOR A VALUABLE CONSIDERATION**, receipt of which is acknowledged,

**Esther Smalley Cothrun, Trustee of the Smalley Irrevocable Trust dated January 6, 2012**

Does hereby **RELEASE AND FOREVER QUITCLAIM** to

**James Edward Smalley, Trustee of the Smalley Living Trust dated December 16, 2021 (1/3 or 33.335%), Esther Smalley Cothrun, Trustee of the Cothrun Family Revocable Living Trust dated July 23, 2018 (1/3 or 33.335%), Brooke Arigoni Adie (1/9 or 11.11%), Darin Arigoni (1/9 or 11.11%), & Drew Arigoni (1/9 or 11.11%), all as joint tenants**

all the right, title and interest of the undersigned in and to real property located at 275 Osborn Street, Caliente, NV 89008 in the County of Lincoln, State of Nevada, and legally described as follows:

31 FEET OF THE REAR OR SOUTH END OF LOTS 1 AND 2 IN BLOCK 41 OF THE THOS. E. DIXON ADDITION TO THE TOWN OF CALIENTE, NEVADA (NOW CITY OF CALIENTE), IT BEING A PIECE OF LAND FRONTING 31 FEET ON OSBORN STREET IN SAID TOWN OF CALIENTE (NOW CITY OF CALIENTE) RUNNING BACK 100 FEET PARALLEL WITH THE ALLEY IN SAID BLOCK 41.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THEREUNTO BELONGING OR IN ANY WISE APPERTAINING.

*Esther Smalley Cothrun*

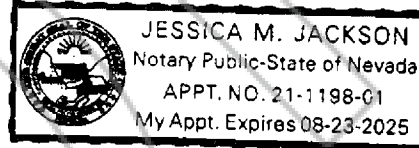
Esther Smalley Cothrun

State of Nevada

County of Clark

On this 12th day of June 2023, personally appeared before me, Jessica Jackson, a Notary Public in and for said County and State, Esther Smalley Cothrun, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged the she executed the instrument.

*Jessica Jackson*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 3-096-04  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust Certs on File - AK

- 3.a. Total Value/Sales Price of Property      \$ NA  
 b. Deed in Lieu of Foreclosure Only (value of property ( NA ) )  
 c. Transfer Tax Value:                              \$ 0  
 d. Real Property Transfer Tax Due              \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer without consideration into 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 Esther S. Cothrun Capacity: Grantor

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Smalley Irrevocable Trust  
 Address: 1015 San Eduardo Avenue  
 City: Henderson  
 State: NV                              Zip: 89002

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Smalley Living Trust, Cothrun\*  
 Address: 1015 San Eduardo Avenue  
 City: Henderson  
 State: Nv                              Zip: 89002

\*Family Revocable Living Trust, Brook Aragoni Adie, Darin Arigoni & Drew Arigoni  
**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Young Law Group PLLC                              Escrow # NA  
 Address: 6910 S. Cimmaron Rd Ste. 230  
 City: Las Vegas                              State: NV                              Zip: 89113