

LINCOLN COUNTY, NV

2023-165810

Rec:\$37.00

07/31/2023 04:28 PM

Total:\$37.00

COW COUNTY TITLE CO

Pgs=4 KC

|                                |                   |
|--------------------------------|-------------------|
| <b>A.P.N. No.:</b>             | 002-192-06        |
| <i>RPT</i>                     | <i>EXEMPT H-3</i> |
| <b>Escrow No.:</b>             | 86266             |
| <b>Recording Requested By:</b> |                   |
| Cow County Title Co.           |                   |
| <b>When Recorded Mail To:</b>  |                   |
| <b>Cow County Title Co.</b>    |                   |
| P O Box 518                    |                   |
| Pioche, NV 89043               |                   |



00012851202301658100040042

OFFICIAL RECORD  
AMY ELMER, RECORDER

E03

(for recorders use only)

## QUITCLAIM DEED

(Title of Document)

### Re-recording deed to correct Legal Description

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

That portion of Lot 1 in Block 54 in the TOWN OF PANACA, as shown on the Official Map thereof more particularly described as follows:

Beginning at a point 120.75 feet South of the Northwest corner of said Lot Numbered One (1), running thence East 143.25 feet; thence running South 120.75 feet; thence running West 143.25 feet; thence running North 120.75 feet to the Point of Beginning.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded September 18, 2020 as File No. 2020-158970 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 002-192-06

LINCOLN COUNTY, NV **2020-158970**  
 \$37.00  
 RPTT:\$0.00 Rec:\$37.00 **09/18/2020 04:12 PM**  
 STEWART TITLE GUARANTY COMPANY Pgs=2 AK  
 OFFICIAL RECORD  
 AMY ELMER, RECORDER E03

|   |                      |
|---|----------------------|
| <b>A.P.N. No.:</b>                      | 002-192-06           |
| <b>R.P.T.T.</b>                         | \$ 0.00              |
| <b>File No.:</b>                        | 804806               |
| <b>Recording Requested By:</b>          |                      |
| Stewart Title Company                   |                      |
| <b>Mail Tax Statements To:</b>          | <i>Same as below</i> |
| <b>When Recorded Mail To:</b>           |                      |
| Talen C. Tibbitts and Tonya M. Tibbitts |                      |
| 138 Sixth Street                        |                      |
| Panaca, NV 89042                        |                      |

**QUITCLAIM DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, Talen C. Tibbitts, who acquired title as Talen C. Tibbitts and Tonya M. Tibbitts, who acquired title as Tonya M. Tibbitts, as husband and wife, as joint tenants with full rights of survivorship hereby does REMISE, RELEASE AND FOREVER QUITCLAIM to Talen C. Tibbitts and Tonya M. Tibbitts, as husband and wife, as joint tenants with full rights of survivorship the following described real property situated in the County of Lincoln, State of Nevada:

Those certain lots, pieces and parcels of land situate in the County of Lincoln, State of Nevada, and more particularly described as follows, to wit:

A portion of Lot Numbered Northeast (1) in Block Numbered Fifty-Four (54) described as follows:

Beginning at a point 120.75 feet South of the Northwest corner of said Lot Numbered One (1), running thence East 143.25 feet; thence running South 120.75 feet; thence running West 143.25 feet; thence running North 120.75 feet to the Point of Beginning.

Assessor's Parcel No.: 002-192-06

I hereby certify that the foregoing is a full and correct copy of the original document as of 7/31/2023 at 01:08 pm

Now of record in this office of Lincoln County Nevada as document number 2020-158970.

Date 7/31/2023  
 Recorder Amy Elmer

*[Signature]*  
 Amy Elmer, Recorder

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2

Dated: 9/14/2020

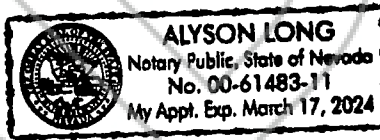
Talen C. Tibbitts  
Talen C. Tibbitts

Tonya M. Tibbitts  
Tonya M. Tibbitts

State of Nevada )  
County of Lincoln ) ss

This instrument was acknowledged before me, a notary public on the 14<sup>th</sup> day of September, 2020 by Talen C. Tibbitts and Tonya M. Tibbitts..

Signature: Alyson Long  
Notary Public  
March 17, 2024



**STATE OF NEVADA  
DECLARATION OF VALUE**

|   |            |
|---|------------|
| <b>FOR RECORDER'S OPTIONAL USE ONLY</b> |            |
| Document/Instrument No. _____           |            |
| Book _____                              | Page _____ |
| Date of Recording: _____                |            |
| Notes: _____                            |            |

1. Assessor Parcel Number(s)  
 a) 002-192-06  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land  
 b)  Single Family Res.  
 c)  Condo/Townhouse  
 d)  2-4 Plex  
 e)  Apartment Bldg.  
 f)  Commercial/Industrial  
 g)  Agricultural  
 h)  Mobile Home  
 i)  Other: \_\_\_\_\_

3. a. Total Value/Sales Price of Property \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (Value of Property) \_\_\_\_\_  
 c. Transfer Tax Value \_\_\_\_\_  
 d. REAL PROPERTY TRANSFER TAX DUE: \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: #3  
 b. Explain Reason for Exemption: Re-recording Document No. 2020-158970 to correct legal description

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: *D R Rice* Capacity: Escrow Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: TALEN C TIBBITTS and TONYA M TIBBITTS  
 Address: P.O Box 568  
 City/ST/Zip: Panaca, NV 89042

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Talen C. Tibbitts and Tonya M. Tibbitts  
 Address: P O Box 568  
 City/ST/Zip: Panaca, NV 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)**  
 Company Name: Cow County Title Co. Escrow No.: 86266  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043