

This Document Was Prepared by:

Regena Wilson

After Recording Please Return to:

Joshua Scott Poulson

2227 Nelson Ranch Rd. Alamo, NV 89001



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

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NEVADA QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 9 day of January, 2023, by

John N and Regena Wilson whose address is

2231 Nelson Ranch Rd., Alamo, NV 89001 hereinafter called the "Grantor(s)", to

Joshua Scott Poulson and Jolee Poulson, whose address is

2227 Nelson Ranch Rd., Alamo, NV 89001 hereinafter called the "Grantee(s)":

Witnesseth: That the Grantor, for and in consideration of the sum of \$1.00
(ONE DOLLAR) and other valuable considerations, receipt whereof is hereby

acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee(s), all that certain land situated in Lincoln County, Nevada, described as follows (enter legal description of property):

R61E, T6S, SEC. 30, 1.632 A. see exhibit A

District- 6.0

Parcel 011-180-11 Roll 003015

Also known as street name and number: 2227 Nelson Ranch Road



Exhibit A

That portion of the southeast quarter of the Northwest quarter of the southeast quarter ($SE\frac{1}{4}NW\frac{1}{4}SE\frac{1}{4}$) of Section 30, Township 6 South, Range 61 East, M.D. B. and M., described as follows

Beginning at the Northwest corner of the southeast quarter of the Northwest quarter of the southeast quarter ($SE\frac{1}{4}NW\frac{1}{4}SE\frac{1}{4}$) of said Section 30; thence running southerly along the west line thereof a distance of 165 feet to the true point of beginning, thence continuing south along the said west line a distance of 165 feet to the southwest corner of the: $N\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}SE\frac{1}{4}$ of Sec. 30; thence Easterly along the south line of said $SE\frac{1}{4}NW\frac{1}{4}SE\frac{1}{4}$ of Sec. 30 to a point on the southerly boundary of a concrete ditch (water canal) as the same traverses said land; thence Northwesterly along said southerly line to a point on the North line of the $S\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}SE\frac{1}{4}$ Sec. 30; thence Westerly parallel with the south line of said ~~$SE\frac{1}{4}NW\frac{1}{4}SE\frac{1}{4}$~~ $SE\frac{1}{4}NW\frac{1}{4}SE\frac{1}{4}$ Sec. 30 to the true point of beginning.

Said parcel being the south half of the parcel of land conveyed to the said grantors by deed date February 2, 1972 and recorded February 4, 1972 in Book "3" of Official Records at page 447 in the office of the County Recorder of said Lincoln County, Nevada

John N Wilson
Grantor

John N Wilson
Printed Name

2231 Nelson Ranch Rd;Alamo,NV89001
Address (City, State, and ZIP)

702-902-0147
Phone Number

Regena Wilson
Grantor

Regena Wilson
Printed Name

2231 Nelson Ranch Road, Alamo, NV 89001
Address (City, State, and ZIP)

702-902-0147
Phone Number

IN WITNESS THEREOF,

Witness

Printed Name

Address (City, State, and ZIP)

Phone Number

[Can be signed by either Witness or Notary Public – per NRS 111.115]

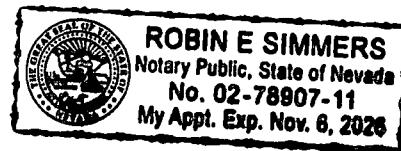
STATE OF NEVADA)

COUNTY OF Lincoln) ss:

The foregoing instrument was acknowledged before me, Robin E Simmers, a notary public in and for the state of Nevada by John N Wilson & Regena Wilson on the 9 day of January, 2023.

Robin E Simmers
NOTARY PUBLIC

My commission expires 11-6-2026



[NOTARY SEAL]



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 011-180-11
- 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 _____

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Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 0
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: transferred parents to child

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 Jolee Poulson Capacity grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: John N and Regena Wilson
 Address: 2231 Nelson Ranch Rd
 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joshua Scott and Jolee Poulson
 Address: 2227 Nelson Ranch Rd
 City: Alamo
 State: NV Zip: 89001

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____