

LINCOLN COUNTY, NV

2023-165889

Rec:\$37.00

Total:\$37.00

08/22/2023 10:19 AM

KATSCHKE LAW, LLC

Pgs=4 AK



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

APN: 003-098-07

R.P.T.T.: \$0

**After Recording, Return and
Mail Tax Statements To:**

Osric Ian Osborn and Kimberly A. Osborn
5264 Silverheart Ave.
Las Vegas, NV 89142

Send Subsequent Tax Bills To:

Osric Ian Osborn and Kimberly A. Osborn
5264 Silverheart Ave.
Las Vegas, NV 89142

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

OSRIC IAN OSBORN

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby CONVEY AND QUITCLAIM to:

OSRIC IAN OSBORN and KIMBERLY A. OSBORN, as joint tenants with right of survivorship

Whose mailing address is 5264 Silverheart Ave., Las Vegas, NV 89142.

All of the following described real estate situated in the County of Lincoln, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

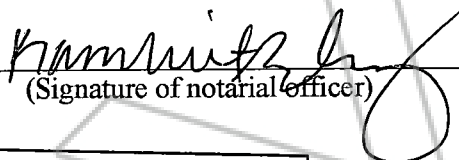
TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

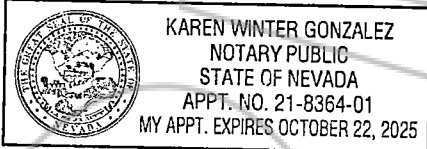
Dated this 14 day of August, 2023.


OSRIC IAN OSBORN

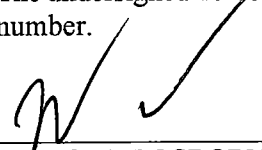
State of Nevada
County of Clark

This instrument was acknowledged before me on this 14th day of August, 2023,
by OSRIC IAN OSBORN.


(Signature of notarial officer)



The undersigned hereby affirm that this document submitted for recording does not contain a social security number.


OSRIC IAN OSBORN

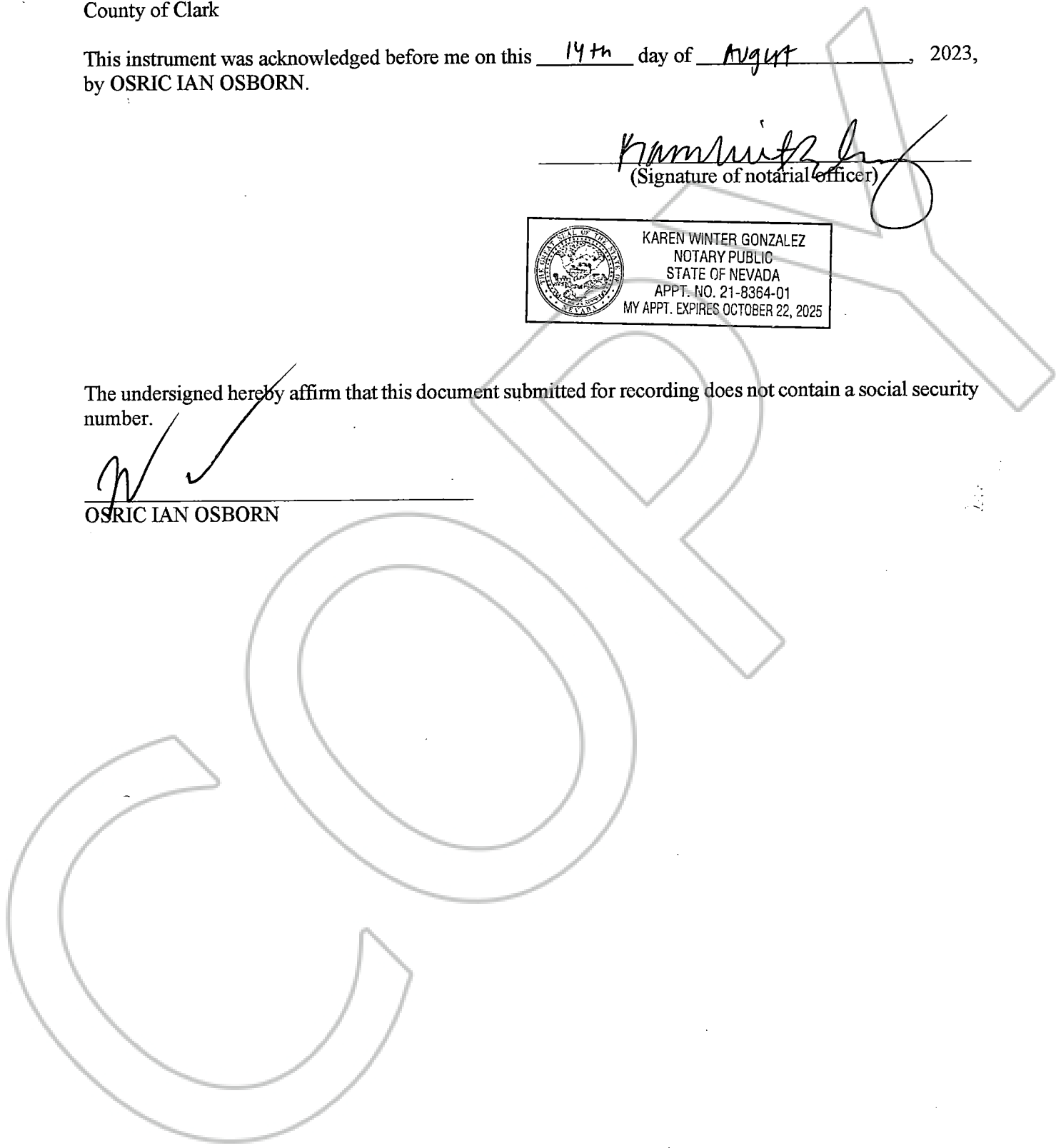


EXHIBIT A

Lots Seven (7), Eight (8) and the West Half (W1/2) of Lot Nine (9), in Block Thirty Eight (38) of The Thos. E. Dixon addition to Caliente Town dated August 12, 1936 of File in the Office of the County Recorder of Lincoln County, Nevada.

and more commonly known as 590 Front Street, Caliente, NV 89008

TAX PARCEL NUMBER: 003-098-07

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
a. 003-098-07
b. _____
c. _____
d. _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

2. Type of Property:
- | | |
|---|---|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

3. a. Total Value /Sales Price of Property: _____
b. Deed in Lieu of Foreclosure Only (value of property) \$ 0
c. Transfer Tax Value: \$ _____
d. 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: Grantees are Grantor and Grantor's Spouse

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledge, 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: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: OSRIC IAN OSBORN

Address: 5264 Silverheart Ave.

City: Las Vegas

State: NV

Zip: 89142

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: OSRIC IAN OSBORN and KIMBERLY A. OSBORN

Address: 5264 Silverheart Ave.

City: Las Vegas

State: NV

Zip: 89142

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

KATSCHKE LAW, LLC

820 N. Spring Street, Suite A - 703

Caliente, NV 89008

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED