

LINCOLN COUNTY, NV **2023-166013**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **10/09/2023 07:46 AM**
TITLE DEEDS & NEEDS, LLC Pgs=3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER E03

APN NO: 005-251-08

RECORDING REQUESTED BY:
Title Deeds & Needs, LLC

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
ROBERT OWEN HUGHES, II AND
DIANE NICOLE HUGHES
HC 10 BOX 22
PIOCHE, NV 89043

Affix RPTT: \$ Exempt. 3
File No. 23-573B

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT:
Robert Owen Hughes II and Diane Nicole Hughes, a married couple

For valuable consideration, the receipt of which is hereby acknowledged, do hereby convey, quitclaim and release unto Grantee all interest Grantor has, if any, in said real property to

Robert Owen Hughes, II and Diane Nicole Hughes, husband and wife as community property with right of survivorship

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

**FOR LEGAL DESCRIPTION OF REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.**

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements, and reservations of record.
3. Deed(s) of Trust of Record, if any.

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2
HEREOF.**

WITNESSED this 6th day of October 2023.

Robert Owen Hughes II

ROBERT OWEN HUGHES II

Diane Nicole Hughes

DIANE NICOLE HUGHES

NOTARY ACKNOWLEDGMENT

ATTACHED TO:

Grant, Bargain, Sale Deed

STATE OF NEVADA) SS

COUNTY OF LINCOLN)

On 10-06-2023 before me, ASHLEY REMINGTON, a Notary Public in and for said State, personally appeared:

ROBERT OWEN HUGHES II AND DIANE NICOLE HUGHES

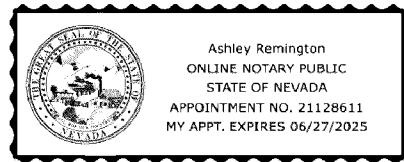
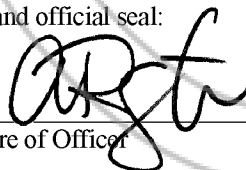
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature:

Signature of Officer



Notarized using audio-visual communication.

EXHIBIT "A"

PARCEL 2D OF THAT MAP RECORDED WITH THE LINCOLN COUNTY RECORDER'S OFFICE UNDER DOCUMENT NO. 148394 FILED IN PLAT BOOK D AT PAGE 159 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2D ON THE SOUTH SECTION LINE OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 65 EAST, MOUNT DIABLO MERIDIAN FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 89°58'10" WEST 842.79 FEET;

**THENCE NORTH 00°01'15" WEST 892.79' TO THE LINCOLN COUNTY ROAD #4123;
THENCE NORTH 80°01'58" WEST 407.75' ALONG THE SAID ROAD;
THENCE SOUTH 00°00'44" EAST 963.58' TO THE SOUTH SECTION LINE OF SAID SEC 25;
THENCE NORTH 89°58'10" WEST 401.48' TO THE POINT OF BEGINNING;
CONTAINING 8.556 ACRES MORE OR LESS.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 06, 2015, IN BOOK 299, PAGE 351, AS INSTRUMENT NO. 148532.

APN: 005-251-08

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) **005-251-08**
 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

3. a) Total Value/Sales Price of Property \$ 0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (_____)
 c) Transfer Tax Value: \$ 0.00
 d) Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, **Section 3**
 b. Explain Reason for Exemption: **Changing the vesting on title without consideration.**

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: *Diane Nicole Hughes* Capacity: GRANTOR

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Robert Owen Hughes II & Diane Nicole Hughes
 Address: HC 10 Box 22
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert Owen Hughes II & Diane Nicole Hughes
 Address: HC 10 Box 22
 City: Pioche
 State: NV Zip: 89043

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

Print Name: **Title Deeds & Needs, LLC**
 Address: **8565 S. Eastern Avenue, Suite 150**
 City, State & Zip: **Las Vegas, NV 89123**

File No. 23-573B

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED