

LINCOLN COUNTY, NV

2023-166109

\$37.00

RPTT:\$0.00 Rec:\$37.00

10/26/2023 04:19 PM

ORIGINS LEGAL GROUP, LLC

Pgs=4 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

Assessor's Parcel Number:

006-231-07

Prepared By:

Origins Legal Group, LLC
9930 W. Flamingo Rd., Suite 105
Las Vegas, NV 89147

Mail Tax Statements to:

Steven Bowman and Connie Bowman
HC 7 Box 263-2
Pioche, NV 89043

QUITCLAIM DEED

On the 3rd day of October, 2023 the GRANTORS,

Steve Bowman and Connie Bowman, husband and wife, as joint tenants,

For good and valuable consideration convey, release and quitclaim to the GRANTEE:

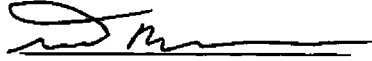
Steven K Bowman and Connie Bowman, Trustees of the Steven and Connie Bowman Living Trust dated October 3, 2023, and any amendments thereto,

the real estate identified in **Exhibit "A"**, situated in Las Vegas, in the County of Clark, State of Nevada and commonly known as: **12570 Resort Rd., Pioche, NV 89043**

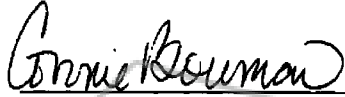
Grantors hereby convey, release and quitclaim all of the Grantors' rights, title, and interest in and to the above described property and premises to the Grantee, without claim, demand, or any right or title to the property, premises, or appurtenances, or any part thereof.

[signature page to follow]

Signature Page for quitclaim deed for 006-231-07 continued:



Steve Bowman



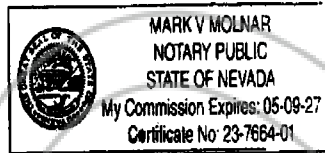
Connie Bowman

STATE OF NEVADA)

)

COUNTY OF CLARK)

This quitclaim deed was acknowledged before me this 3rd day of October, 2023 by Steve Bowman and Connie Bowman.



Notary Public

EXHIBIT "A"

A PARCEL OF LAND SITUATE WITHIN THE EAST HALF (E ½) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWO NORTH (2N), RANGE SIXTY-NINE EAST (69E), M.D.B. AND M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FIVE (35) BEARS S. 41° 01' 30.7" W, A DISTANCE OF 3,961.54 FEET, MORE OR LESS; THENCE NORTH 330 FEET, MORE OR LESS TO THE NORTHWEST CORNER; THENCE N 89° 52' 30" E, 943.27 FEET, MORE OR LESS, TO THE NORTHEAST CORNER; THENCE SOUTH 330 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER; THENCE S 89° 52' 30" W 220.5 FEET, MORE OR LESS, TO A POINT ON AN EXISTING FENCE AND THE WESTERLY RIGHT-OF WAY- ON THE EXISTING COUNTY ROAD (ALSO BEING THE EAST BOUNDARY OF THE HOLLINGER FIELD); THENCE N 08° W, 197 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE AND RIGHT-OF WAY; THENCE S 89° 09' W, 128.68 FEET, MORE OR LESS ALONG SAID EXISTING FENCE; THENCE N 65° W, 30.5 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE; THENCE S 15° 41' W, 42.74 FEET MORE OR LESS, ALONG SAID EXISTING FENCE THENCE S 42° 01' W, 51.77 FEET, MORE OR LESS; ALONG SAID EXISTING FENCE; THENCE N 79° 01' W, 64.75 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE; THENCE S 16° 14' W. 141.45 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE; THENCE S 89° 52' 30" W; 406.78 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO JACK W. HERDT AND MARK A. HERDT, DESCRIBED AS FOLLOWS:

A PART OF THAT PROPERTY FOUND IN THAT AMENDED RECORD OF SURVEY RECORDED PLAT BOOK A AT PAGE 187 OF LINCOLN COUNTY, NEVADA RECORDS AND WHICH IS IN SECTION 35, T. 2 N., R. 69 E., M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN SOUTHWEST CORNER MONUMENTED BY A PIPE BY MCNUTT (RLS 4324) (BY TESTIMONY OF THE OWNERS) FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 35 BEARS S 48°36'40" W 3978.93';

THENCE N 02°59'23" E 330.61' TO AN ANGEL IRON WHICH MONUMENTS ORIGINAL REBAR SET BY HULSE (RLS 3644) IN THE FENCE LINE;

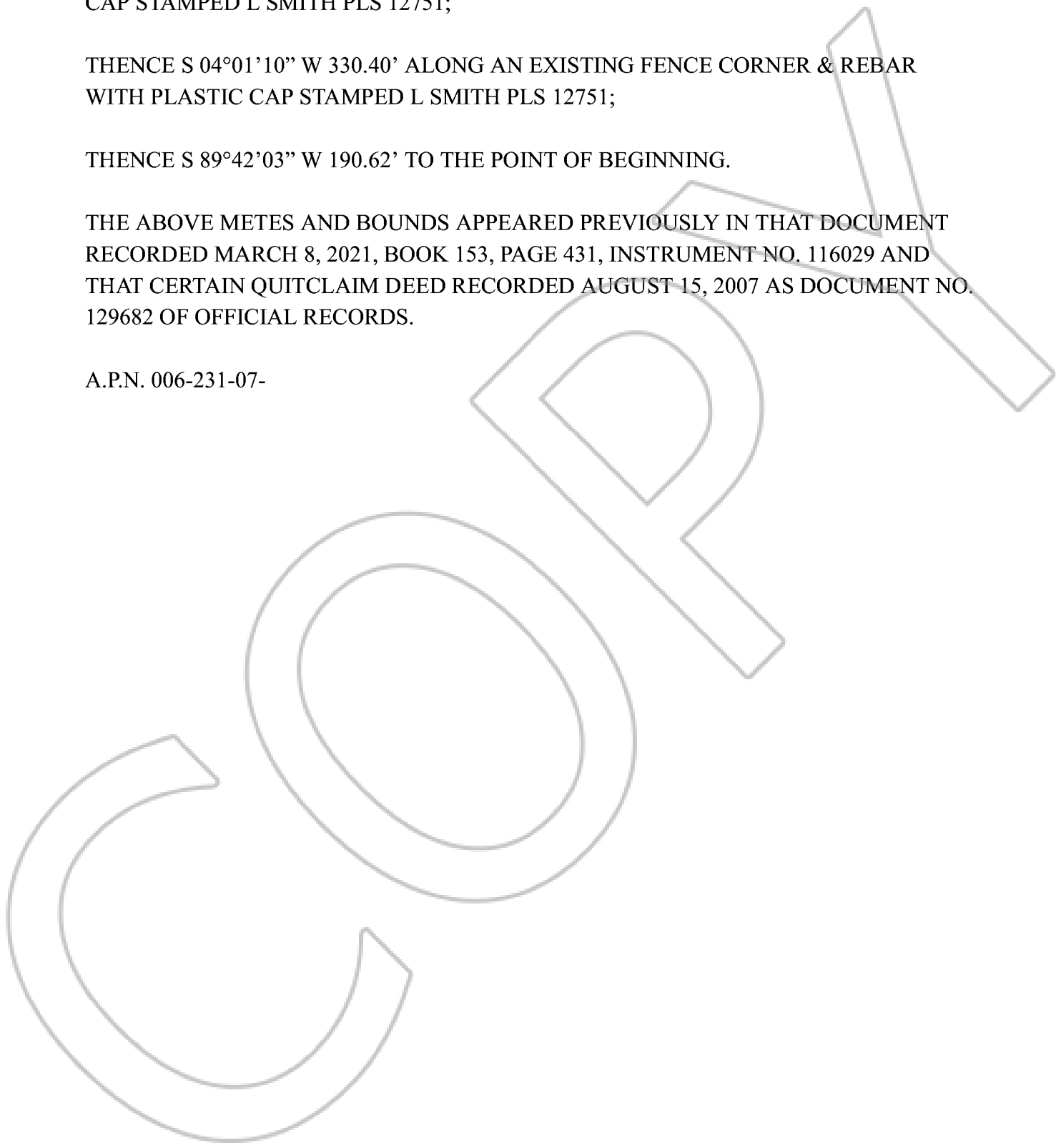
THENCE N 89°52'30" E 196.53' ALONG THE EXISTING FENCE TO REBAR & PLASTIC CAP STAMPED L SMITH PLS 12751;

THENCE S 04°01'10" W 330.40' ALONG AN EXISTING FENCE CORNER & REBAR WITH PLASTIC CAP STAMPED L SMITH PLS 12751;

THENCE S 89°42'03" W 190.62' TO THE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS APPEARED PREVIOUSLY IN THAT DOCUMENT RECORDED MARCH 8, 2021, BOOK 153, PAGE 431, INSTRUMENT NO. 116029 AND THAT CERTAIN QUITCLAIM DEED RECORDED AUGUST 15, 2007 AS DOCUMENT NO. 129682 OF OFFICIAL RECORDS.

A.P.N. 006-231-07-



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 006-231-07
 b. _____
 c. _____
 d. _____

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

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on File KC</u>	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 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 to 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 [Signature] Capacity: Agent

Signature [Signature] Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Steve and Connie Bowman
 Address: HC 7 Box 263-2
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Steven K. Bowman & Connie Bowman, Trustees
 Address: HC 7 Box 263-2
 City: Pioche
 State: NV Zip: 98043

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Origins Legal Group, LLC Escrow # _____
 Address: 9930 W Flamingo Rd., Suite 105
 City: Las Vegas State: NV Zip: 89147