

After recording please return to:

Name: A. Kyle Donohue

Address: PO Box 297

City, State, Zip: Pioche, Nevada 89043

Phone: 775-962-1043

Assessor's

Parcel Number 001-044-07



OFFICIAL RECORD  
AMY ELMER, RECORDER

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**QUITCLAIM DEED**

THIS INDENTURE, made and entered into this 24 day of November, 2023, between, JAMES BRETT MONTGOMERY and TAMARA LEE MONTGOMERY, husband and wife as joint tenants, the party of the first part and hereinafter referred to as "Grantors", and A. PAUL DONOHUE and A. KYLE DONOHUE, Father and Son as joint tenants with right of survivorship, and as the party of the second part, hereinafter referred to as "Grantees".

**WITNESSETH:**

That the GRANTORS do hereby quitclaim unto the GRANTEEES, and to their heirs and assigns, forever, all their right, title and interest in and to those certain lots, pieces and parcels of land situate in Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

APN 001-044-07, and further described as:

**ALL OF LOT TWENTY FOUR (24), IN LEE ADDITION OF THE TOWN OF PIOHCE, AS SAID LOT AND ADDITION ARE DELINIATEED ON THE OFFICIAL PLAT OF THE TOWN OF PIOCHE, WHICH PLAT AND THE RECORDS THEREFORE IS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, AND WHICH PLAT AND RECORDS THEREOF REFERENCE IS HEREBY MADE FOR FUTURE PARTICULAR DESCRIPTION.**

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues, and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEEES, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands this day and year first above written.

Signature of Grantor  
JAMES BRETT MONTGOMERY

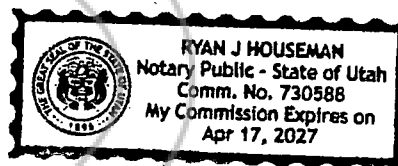
Signature of Grantor  
TAMARA LEE MONTGOMERY

ACKNOWLEDGEMENT

State of Utah            )  
                                  ) SS  
County of Utah         )

I, Ryan J. Houseman, a Notary Public in and for the State and County, do hereby certify that TAMARA LEE & JAMES BRETT MONTGOMERY, the same individuals who executed the above and foregoing instrument, appeared before me this day in person and acknowledged that they executed the above instrument as a free and voluntary act. Given under my hand and Notary Seal this 24<sup>th</sup> day of November, 2023.

My Commission expires on 04/17/2027.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-044-07  
 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  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 95,000  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 331.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Kyle Donohue Capacity Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: James Brett and Tamara Lee  
 Address: Montgomery 2307 S. Morgan Rd  
 City: Saratoga Spring  
 State: UT Zip: 89045

Print Name: A. Paul and A. Kyle Donohue  
 Address: 218 Osceola Ave  
 City: Pioche  
 State: NV Zip: 89043

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_