

QUITCLAIM DEED

APN 012-180-08

THIS INDENTURE, made the 9th day
of January ²⁰²⁴~~2023~~, between
MARLENE HOLTON the party of the first
part, and TERRY WARREN HOLTON
the party of the second part;



OFFICIAL RECORD
AMY ELMER, RECORDER

E06

WITNESSETH

That the party of the first part, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to them in hand paid by the party of the second part, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do by these presents remise, release, and forever QUITCLAIM unto the party of the second part, and to the survivor of them and to the heir of such survivor forever, all of those certain lots, pieces and parcels of land situate in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to-wit:

LAND DESCRIPTION:

See Exhibit A and Exhibit B, attached hereto.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said party of the second part, as joint tenants and not as tenants in common, and to the heirs of the survivor of them forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set hand the day and year first above written.

Marlene Holton

MARLENE HOLTON

ACKNOWLEDGEMENT STATE OF NEVADA

County of Lincoln

On this 9th day of January, ~~2023~~²⁰²⁴, personally appeared before me, a Notary Public in and for said County and State, MARLENE HOLTON, known to me to be the person described in and who executed the foregoing Quitclaim Deed, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



M Howard

NOTARY PUBLIC



ARTISAN SURVEYING GROUP

"Where Art & Measurement Science Converge"
A Veteran-Owned Survey-Engineering & Geospatial Company

APN: Pt. 012-180-08
All 012-180-09

EXHIBIT A LAND DESCRIPTION & ACCESS EASEMENT

A description of real property to accompany Exhibit B, included herewith as an inseparable document consisting of one additional page to further define that certain resolution contained within the 7th Judicial District Court Decree No. 14774, filed March 28, 1989, as a judicially decreed legal document not readily available to the public wherein said document cites specific fence crossing said property and legally subdivides the property listed therein by said fence as a function of NRS 278.461 5. e (e.g. *Operation of Law*), and wherein said document also creates an Access Easement, wherein specifically subdivided portion of land and easement is a portion of the Northeast Quarter of the Northeast Quarter, and a portion of the Southeast Quarter of the Northeast Quarter of Section 7, Township 2 South, Range 68 East, M.D.M., Lincoln County, Nevada, USA, more particularly described as follows:

Decreed Parcel Detailed Land Description

Commencing at the Northeast Corner of aforesaid Section, Township and Range, said point is memorialized with a 3" diameter brass monument encased in concrete, inscribed with "PLS 12751 T2S R68E S.5 S.6 S.7 S.8 1998 LD SMITH"; thence departing said monument and Cadastral Corner, S21°30'06"W, a distance of 1,382.73 feet to a node 4-inches (0.33 feet) south of and parallel to a prolongation of the aforesaid legally decreed fence line at the eastern proximity of the priorly resolved Parcel 4 of Doc No. 69485 Hulse Parcel map, said node is hereinafter known as the *Point of Beginning*; thence N78°54'11"W, departing aforesaid eastern proximity of Parcel 4, coincident with aforesaid 4-inch offset, a distance of 134.94 feet; thence N00°34'24"W, a distance of 40.46 feet; thence N54°40'29"W, a distance of 45.80 feet to the western proximity of aforesaid Parcel 4; thence departing said decreed fence line offset, S26°09'10"W, coincident with the common line between said Parcel 4 with common Parcel 3 of aforesaid Hulse Parcel Map, a distance of 139.40 feet to the common NENE and SENE Section 7 Sixteenth line; thence departing said Sixteenth line, continuing said course, coincident with the Common Deed line between Doc No.'s 87716 and 99323, a distance of 54.48 feet to a point on the erroneous Section 7 Sixteenth line shown upon aforesaid Hulse Map; thence departing said Common Deed line, S89°55'44"E, coincident with said erroneous Sixteenth line, a distance of 210.00 feet to the aforesaid eastern proximity of Parcel 4; Thence departing said erroneous line, N29°17'05"E, coincident with said Parcel 4 line, a distance of 58.46 to the aforesaid

APN's Pt. 012-180-08 & All 012-180-09 To: Terry Warren Holton

P.O. Box 396, Pioche, NV 89043-0396
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common NENE and SENE Section 7 Sixteenth line, thence departing said Sixteenth line, continuing said course, a distance of 34.84 feet, to the *Point of Beginning*.

The official Decreed line is the fence, which consists in part of an old wooden structure that cannot directly be monumented. Therefore, the parties have agreed to move the line southerly 4-inches (0.33') in order to monument the mutually agreed line. Given circumstances, said offset agreement is practicable, mutually beneficial, and De minimus.

Heretofore described real property for the purpose of refining Judicial Decree and subsequent Quit Claim contains approximately 24,138.41 square feet as determined by computer calculation methods.

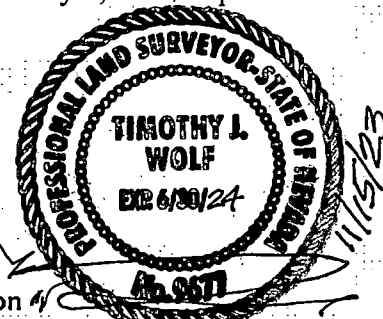
TOGETHER WITH:

Decreed Mutual-Use 30-Foot Wide Access Easement Detailed Land Description

Commencing at the Northeast Corner of aforesaid Section, Township and Range, said point is memorialized with a 3" diameter brass monument encased in concrete, inscribed with "PLS 12751 T2S R68E S.5 S.6 S.7 S.8 1998 LD Smith"; thence departing said monument and Cadastral Corner, S21°30'06"W, a distance of 1,382.73 feet to a node 4-inches (0.33 feet) south of and parallel to a prolongation of the aforesaid legally decreed fence line at the eastern proximity of the priorly resolved Parcel 4 of Doc No. 69485 Hulse Parcel map; thence N78°54'11"W, departing aforesaid eastern proximity of Parcel 4, coincident with aforesaid 4-inch offset, a distance of 134.94 feet; thence N00°34'24"W, a distance of 10.61 feet to a node on the easterly side of the heretofore described 30-foot wide Mutual-Use Access Easement, a node hereinafter known as the *Point of Beginning*; thence departing said 4-inch fence offset, N26°09'10"E, a distance of 131.53 feet, to the north line of aforesaid Parcel 4; thence N55°32'53"W, coincident with said north line, a distance of 30.32 feet; thence departing said north line, S26°09'10"W, a distance of 106.57 feet to a point on the aforesaid 4-inch fence offset, thence S54°40'29"E, coincident with said offset fence line, a distance of 16.79 feet; thence S00°34'24"E, a distance of 29.85 feet, to the *Point of Beginning*.

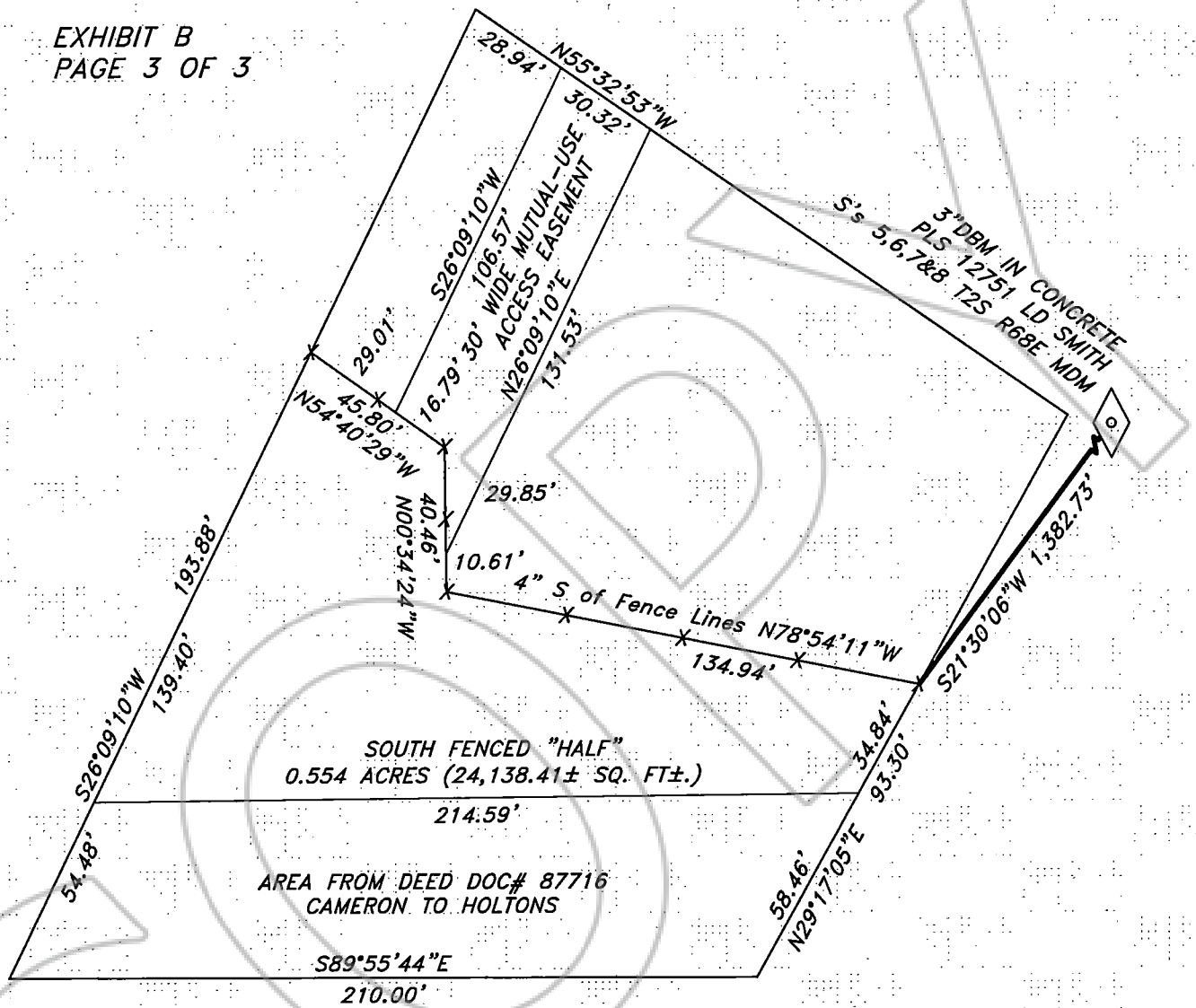
Heretofore described real property for the purpose of refining Judicial Decree and subsequent Mutual-Use Access Easement contains approximately 3,368.38 square feet as determined by computer calculation methods.

Timothy J. Wolf
Agent, Artisan Surveying Group, a NV LLC
Professional Land Surveyor
Nevada License Number 9677



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To Benefit: TERRY WARREN HOLTON
LAND PURSUANT TO THE SPIRIT OF
MAR 28, 1989 7TH JUDICIAL COURT
DECREE NO. 14774



Artisan Surveying Group, a NV LLC
Where Art & Measurement Science Converge
196 Gold St. Box 196
Pioche, NV 89043
www.ArtisanSurveying.com

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 012 - 180 - 08
 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 |
| | Other | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Deed on file - ac</u>	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 6
 b. Explain Reason for Exemption: in accordance to divorce decree

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 Marlene Holton Capacity Grand Tour Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Marlene Holton
 Address: 4364 N Tamahawk Dr
 City: Epoch
 State: Utah Zip: 84721

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Terry Warren Holton
 Address: po Box 414
 City: Panaca
 State: NV Zip: 89042

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

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