

QUITCLAIM DEED

012-180-09

THIS INDENTURE, made the 9<sup>th</sup> day  
of January 2023, between  
TERRY WARREN HOLTON the party of  
the first part, and MARLENE HOLTON, the  
party of the second part;

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.

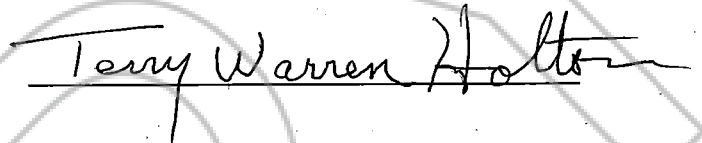


OFFICIAL RECORD  
AMY ELMER, RECORDER

E06

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said party of the second part, 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.



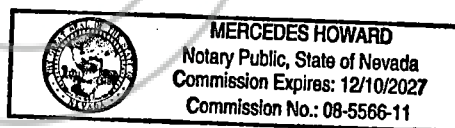
TERRY WARREN HOLTON

ACKNOWLEDGEMENT STATE OF NEVADA

County of Lincoln

On this 9<sup>th</sup> day of January, ~~2023~~<sup>2024</sup>, personally appeared before me, a Notary Public in and for said County and State, TERRY WARREN 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.





NOTARY PUBLIC



## ARTISAN SURVEYING GROUP

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

APN: Pt. 012-180-08

### EXHIBIT A LAND DESCRIPTION

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 7<sup>th</sup> 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*), wherein specifically subdivided portion of land is a portion of the Northeast Quarter of the Northeast Quarter of Section 7, Township 2 South, Range 68 East, M.D.M., Lincoln County, Nevada, USA, 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, N26°09'10"E, coincident with the common line between said Parcel 4 with common Parcel 3 of aforesaid Hulse Parcel Map, a distance of 106.12 feet; thence departing said common line, S55°32'53"E, coincident with the north line of aforesaid Parcel 4, a distance of 200.50 feet; thence departing said north line, S29°17'05"W, coincident with aforesaid eastern proximity of resolved Parcel 4, a distance of 85.70 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.

APN Pt. 012-180-08 To: Marlene Holton  
P.O. Box 396, Pioche, NV 89043-0396  
(775) 962-LAND (5263)  
www.ArtisanSurveying.com  
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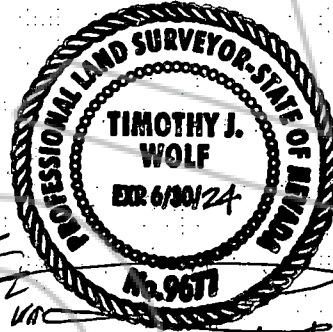
Email: TWolf@ArtisanSurveying.com

**Subject To**

A 30-foot wide Easement for Mutual-Use Access as detailed by separate document.

Heretofore described real property for the purpose of refining Judicial Decree and subsequent Quit Claim contains approximately 22,025.27 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

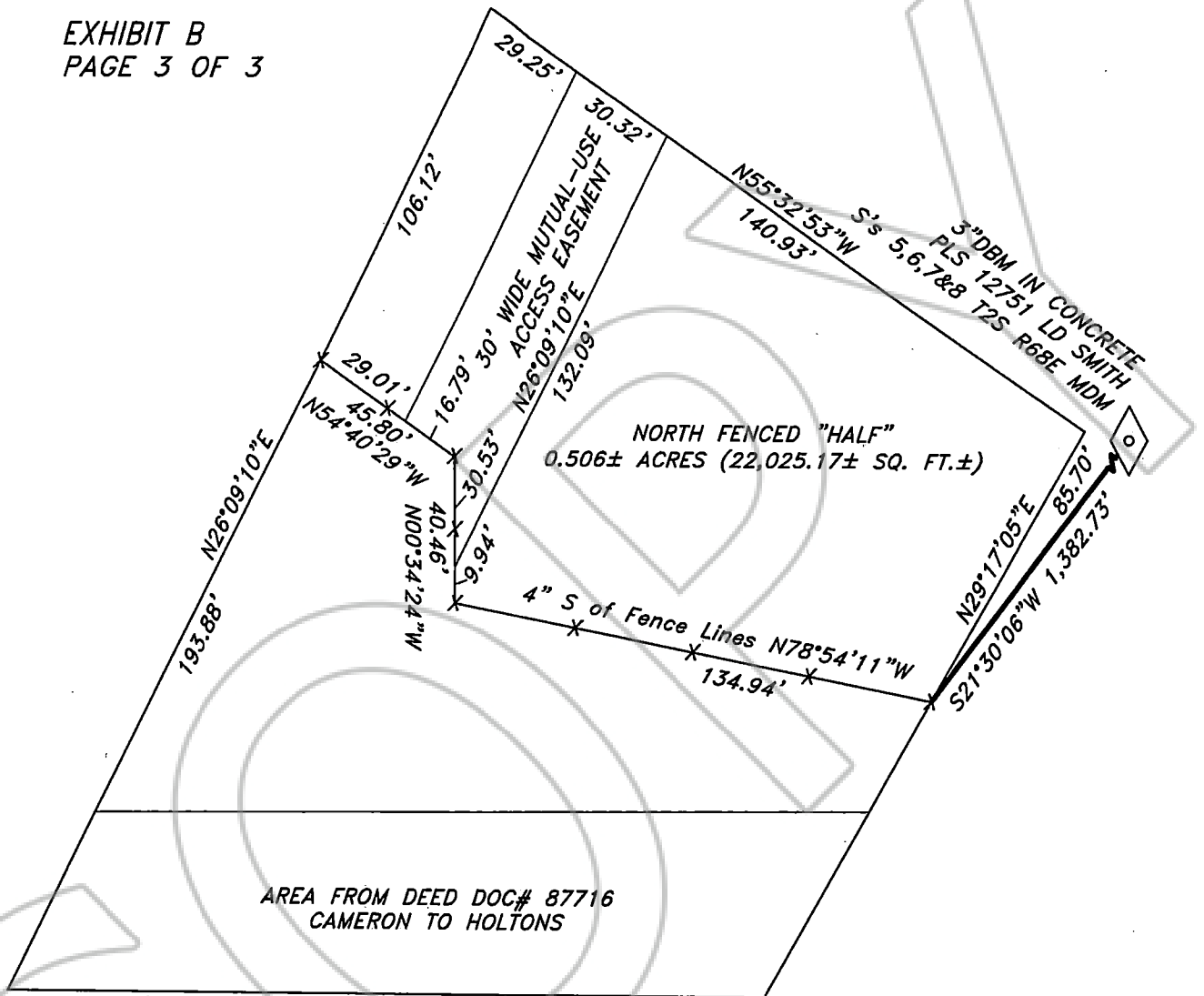


11/15/23

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EXHIBIT B  
PAGE 3 OF 3



To Benefit: MARLENE 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](http://www.ArtisanSurveying.com)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 012 - 180 - 09
- 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 Vacant land w/ unliveable trailer

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Decree on File .cc</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 with 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 Terry Warren Holton Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

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

Print Name: Marlene Holton  
 Address: 4364 N. Tomahawk Dr  
 City: Enoch  
 State: UT Zip: 84721

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

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