

APN: 001-201-10
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

FRANKLIN KATSCHKE
Attorney at Law
1136 Main Street
PO Box 785
Panaca, Nevada 89042
775-249-0007

**After Recording, Return and
Mail Tax Statements To:**

Shane Ra Cheeney and Rita Marie Cheeney, as co-Trustees
5262 Echo Dam Rd.
PO Box 682
Pioche, NV 89043

Send Subsequent Tax Bills To:

Shane Ra Cheeney and Rita Marie Cheeney, as co-Trustees
5262 Echo Dam Rd.
PO Box 682
Pioche, NV 89043
Phone: 775-962-1281/775-962-1654

LINCOLN COUNTY, NV
Rec:\$37.00
Total:\$37.00
KATSCHKE LAW, LLC

2024-166651

02/29/2024 11:11 AM

Pgs=4 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

E07

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

SHANE RA CHEENEY, a married man,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby CONVEY AND QUITCLAIM to:

SHANE RA CHEENEY and RITA MARIE CHEENEY, as co-Trustees of THE SHANE AND RITA CHEENEY LIVING REVOCABLE TRUST, U/A dated December 28, 2023, the GRANTEE,

Whose mailing address is 5262 Echo Dam Rd., PO Box 682, Pioche, NV 89043;

All of the following described real estate situated in the County of Lincoln, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

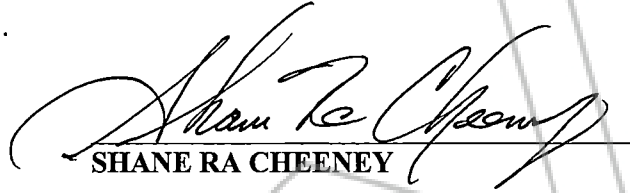
Per NRS 111.312 – The Legal Description appeared previously in Quitclaim deed recorded on March 3, 2006 as Document No. 126072 in Lincoln County Records, Lincoln County, Nevada.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

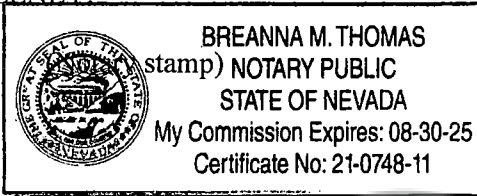
Dated this 28 day of December, 2023.

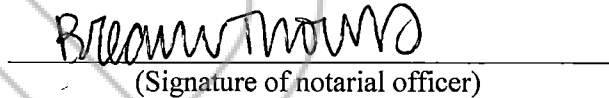

SHANE RA CHEENEY

State of Nevada

County of Lincoln

This instrument was acknowledged before me on this 28 December, 2023, by SHANE RA CHEENEY.




(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

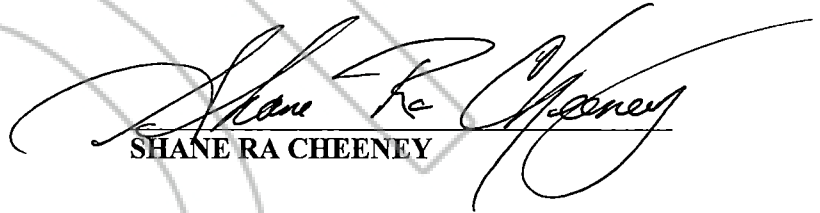

SHANE RA CHEENEY

EXHIBIT A

Parcel I:

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 15, Township 1 North, Range 67 East, M.D.B. & M. Lincoln County, Nevada, described as follows:

That portion of Parcel 1 of Parcel Map for John and Anita Lee recorded January 20, 1983 in Plat Book A, page 200 as file 77097 described as follows:

Beginning at the Northeast corner of said Parcel 1; thence South $0^{\circ}22'30''$ West, 523.23 ft along the 1/4 section line; thence North $89^{\circ}57'54''$ West, 251.92 ft; thence North $0^{\circ}22'00''$ East, 30.00 ft; thence North $0^{\circ}39'52''$ West, 78.63 ft along the line between Parcel 1 and 2; thence North $37^{\circ}59'35''$ East, 177.67 ft; thence South $64^{\circ}22'04''$ East, 248.18 ft more or less along the south line of Highway 93 to the point of beginning.

Excepting Therefrom that portion described as follows:

Beginning at the Southeast corner of the Northeast Quarter (NE 1/4) Southwest Quarter (SW 1/4) of said section 15; Thence North $89^{\circ}58'$ West a distance of 331.92 feet, Thence North $0^{\circ}22'$ East a distance of 30 feet; Thence South $89^{\circ}58'$ East a distance of 331.02 feet, Thence South $0^{\circ}22'$ West a distance of 30 feet to the place of beginning.

The above metes and bounds description appeared previously in documents recorded March 24, 1995 in Book 112 page 562 as instrument 103231 and recorded April 25, 1988 in book 79 page 435 as instrument 88655.

TAX PARCEL NUMBER: 001-201-10

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 001-201-10
- b. _____
- c. _____
- d. _____

Trust on file

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: _____

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantor.

5 Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledge, 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: _____ Capacity: Attorney

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Shane Ra Cheeney
Address: 5262 Echo Dam Rd.
City: Pioche
State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shane Ra Cheeney and Rita Marie Cheeney, co-trustees of THE SHANE AND RITA CHEENEY LIVING REVOCABLE TRUST
Address: Same as Grantor
City: Same as Grantor
State: Same as Grantor Zip: Same as Grantor

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

FRANKLIN KATSCHKE
Katschke Law, LLC
Attorney at Law
1136 Main Street
PO Box 785
Panaca, Nevada 89042