

APN: 005-171-07; 006-061-01; 006-061-02

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

FRANKLIN KATSCHKE

Katschke Law, LLC

1136 Main Street

PO Box 785

Panaca, Nevada 89042

(775) 249-0007

After Recording, Return and

Mail Tax Statements To:

Shane Cheeney and Rita Cheeney, as co-Trustees

5262 Echo Dam Rd.

PO Box 682

Pioche, NV 89043

Send Subsequent Tax Bills To:

Shane Cheeney and Rita Cheeney, as co-Trustees

5262 Echo Dam Rd.

PO Box 682

Pioche, NV 89043

Phone: (775) 962-1654

LINCOLN COUNTY, NV

Rec:\$37.00

Total:\$37.00

KATSCHKE LAW, LLC

2024-166652

02/29/2024 11:13 AM

Pgs=4 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

E07

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

SHANE CHEENEY and RITA CHEENEY, husband and wife,

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

SHANE CHEENEY and RITA 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 NV:

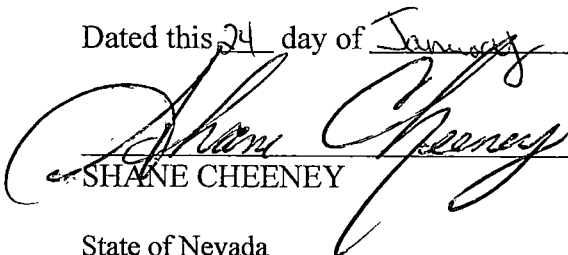
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

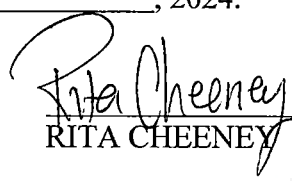
Per NRS 111.312 – The Legal Description appeared previously in Quitclaim Deed recorded on December 4, 2012 as Document No. 142260 in Lincoln County Records, Lincoln County, Nevada.

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 24 day of January, 2024.

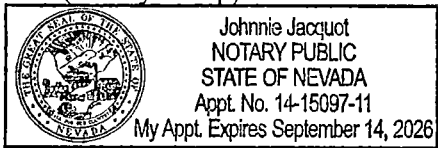

SHANE CHEENEY

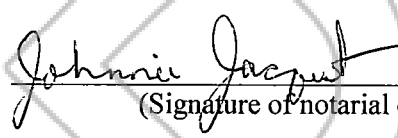

RITA CHEENEY

State of Nevada
County of Lincoln County

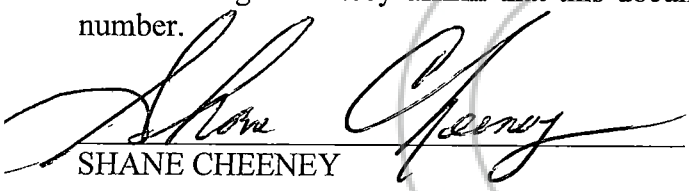
This instrument was acknowledged before me on this January 24, 2024, by SHANE CHEENEY and RITA CHEENEY.

(Notary stamp)




(Signature of notarial officer)

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


SHANE CHEENEY

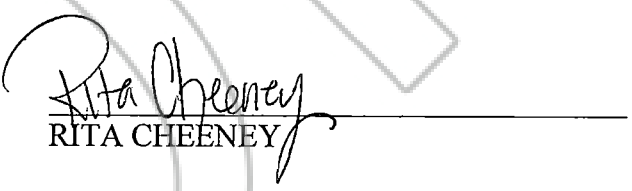

RITA CHEENEY

EXHIBIT A

An undivided 1/12 interest of the West Half (W1/2) of the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of Section 15 and the East Half (E1/2) of the Southeast Quarter (SE 1/4), of Section 16, Township 5 North, Range 67 East, Mount Diablo Base and Meridian, within the Lincoln County, State of Nevada, with improvements thereon and appurtenant water rights.

TOGETHER WITH:

An undivided 4/45 interest of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 5, Township 3 North, Range 69 East, Mount Diablo Base and Meridian, within the Lincoln County, State of Nevada, Patent No. 469411, with improvements and Proof of Appropriation 01248 for Parsnip Springs.

TOGETHER WITH:

An undivided 2/9 interest of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 17, Township 3 North, Range 69 East, Mount Diablo Base and Meridian, within the Lincoln County, State of Nevada, Patent No. 515360, with improvements and Proof of Appropriation 01249 for Buster Springs.

TAX PARCEL NUMBER: 005-171-07; 006-061-01; 006-061-02

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 005-171-07; 006-061-01; 006-061-02
 b. _____
 c. _____
 d. _____

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

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Townhouse | 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: _____ | |

3. a. Total Value /Sales Price of Property:
 b. Deed in Lieu of Foreclosure Only (value of property) \$ NO SALE
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due: \$ 0.00

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 grantors.

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: Shane Cheeney Capacity: Grantor

Signature: Rita Cheeney Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shane Cheeney and Rita Cheeney, co-trustees of THE SHANE AND RITA 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
 1136 Main Street
 PO Box 785
 Panaca, Nevada 89042

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED