

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

**2024-166668**  
**03/07/2024 02:07 PM**  
Pgs=5 KC



OFFICIAL RECORD  
AMY ELMER, RECORDER

E07

APN: 004-114-03  
R.P.T.T.: \$0.00  
Exempt: (NRS 375.090, Section 7)  
**This Document Prepared By:**  
FRANKLIN KATSCHKE

AttorneyKatschke Law, LLC

1136 Main Street  
PO Box 785  
Panaca, Nevada 89042  
(775) 249-0007

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

Elaine S Shumway, as Trustee  
348 Pahrana gat St  
PO Box 175  
Alamo, NV 89001

**Send Subsequent Tax Bills To:**

Elaine S Shumway, as Trustee  
348 Pahrana gat St  
PO Box 175  
Alamo, NV 89001  
Phone: (775) 962-1158

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

ELAINE S SHUMWAY, an unmarried woman,

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

ELAINE S SHUMWAY, as Trustee of THE ELAINE S SHUMWAY LIVING TRUST, U/A dated  
February 14, 2024, the GRANTEE,

Whose mailing address is 348 Pahrana gat St, PO Box 175, Alamo, NV 89001;

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.

MORE commonly known as: 348 Pahrana gat Street, NV.

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.

Feb 14, 2024

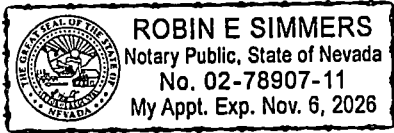
Elaine S. Shumway  
ELAINE S SHUMWAY

State of Nevada

County of Lincoln County

This instrument was acknowledged before me on this Feb 14, 2024, by ELAINE S SHUMWAY.

(Notary stamp)



Robin E Simmers  
(Signature of notarial officer)

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

Elaine S. Shumway  
ELAINE S SHUMWAY

## EXHIBIT A

Commencing at the Northwest corner of this property owned by Press Lamb as of July 23, 1955, said starting point being the Northeast corner of the property herein being conveyed and running thence South 327 Feet, thence running West 400 feet to a cement irrigation ditch, thence running Northerly along said cement irrigation ditch 327 feet to the Northwest corner, thence East 314 feet to the point of beginning, and being situate in the NE1/4 of the NW 1/4 of the NW1/4 of Sec. 8, T7S, R61E, MDB&M., together with any and all improvements and buildings situate thereon and specifically including any and all water and water rights owned by Grantor as of the date of this conveyance.

Excepting therefrom:

Description of the area of boundary line adjustment on the east side of the Poulsen property:

An area of land on the west side of the centerline of the concrete lined canal between APN 004-114-03 and APN 004-114-04 in the Town of Alamo, Lincoln County Nevada in Section 8, T. 7 S., R. 61 E., M.D.M. and more particularly described as follows:

Beginning at the southeast corner of this boundary line adjustment in the centerline of the said concrete lined canal from which a reference monument, a rebar with cap stamped REF MONUMENT PLS 12751 bears N 89°46'20" E 8.35' and from which the northwest corner of said Section 8 bears N 67°19'55" W 2032.65';

Thence S 89°46'20" W 26.47';

Thence N 26°11'00" E 125.05 to the said centerline;

Thence S 16°29'18" W 114.85' along the said centerline to the point of beginning;

Containing 1456 sq. ft. more or less.

The basis of bearings is the north line of the Alamo South Subdivision, Tract Number 1 Unit 1&2, Plat Book A, pages 125 & 127 of Lincoln County, Nevada Records, corner to corner which is N 89°23'52" E.

Excepting therefrom:

Description of Boundary Line Adjustment between APN -114-02 and 03 in the Town of Alamo, Lincoln County, Nevada, in Section 8, T. 7S, R 61 E, MDM and more particularly described as follows:

Beginning at the north corner of this boundary line adjustment on the south right of way line of Second South Street, a point from which the northwest corner of said Section 8 bears N 76°51'14" W 2006.43';

Thence S 05°24'31" E 25.82';

Thence S 02°31'07" W 21.67';

Thence S 13°09'07" W 101.27';

Thence S 18°56'07" W 68.37';

Thence N 11°43'55" W 215.14' to the point of beginning;

Containing 1,581 square feet more or less.

The basis of bearings is the north line of the Alamo South Subdivision, Tract Number 1 Unit 1&2, Plat Book A, pages 125 & 127 of Lincoln County, Nevada Records, corner to corner which is N 89°23'52" E.

As shown in the RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT for Nolan F. and Elaine Shumway and Wade and Tracie Poulsen recorded on February 6, 2008, as document number 130970 in the Lincoln County Records, Lincoln County, Nevada

and more commonly known as 348 Pahrangat Street, NV 89001.

TAX PARCEL NUMBER: 004-114-03

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 004-114-03
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>TRUST ON FILE (K)</u>	

2. Type of Property:

- a.  Vacant Land
- b.  Single Fam. Res.
- c.  Condo/Townhouse
- 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: Elaine S. Shumway Capacity: Grantor

Signature: Elaine S. Shumway Capacity: Grantee

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

Print Name: Elaine S Shumway  
Address: 348 Pahrnagat St  
City: Alamo  
State: NV Zip: 89001

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

Print Name: Elaine S Shumway, trustee of THE  
ELAINE S SHUMWAY LIVING 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  
AttorneyKatschke Law, LLC

1136 Main Street  
PO Box 785  
Panaca, Nevada 89042