

After recording, please return to:

Beuford Sanders
po box 846
Caliente, Nevada 89008
775-726-3194

APN: 003-134-10



OFFICIAL RECORD
AMY ELMER, RECORDER

E07

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Beuford G. Sanders, aka Bueford G. Sanders, a single individual residing at 756 Holt Ave, Caliente NV 89008

The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to THE BUEFORD GLEN SANDERS REVOCABLE LIVING TRUST (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in the City of Caliente in the County of Lincoln in the state of Nevada, to-wit:

A Parcel of Land being Parcel 2 of that Parcel Map on file in the Lincoln County Recorder's Office in Plat Book C, at page 84 situate in section 7, Township 4 South, Range 67 East, M.D.M., Lincoln County, Nevada, more particularly described as follows:

Beginning at the Northwest corner of lot 6 of the James H. Gottfredson addition to the City of Caliente as recorded in the Lincoln County Recorder's office in Plat Book A, at page 72 of Lincoln County, Nevada Records;
Thence North 45°31'00" West departing said northerly line 114.38 feet;
Thence North 52°09'22" East, a distance of 112.58 feet;
Thence South 45°31'00" East, a distance of 99.35 feet to the said northerly line of the said James H. Gottfredson Addition to the City of Caliente;
Thence South 44°29'00" West feet along the said northerly line of the James H Gottfredson Addition to the City of Caliente a distance of 111.57 feet to the point of beginning.

Containing an area of 11,923 square feet more or less.

Excepting therefrom the southerly 20 feet of utility maintenance easement per Parcel Map recorded in the Lincoln County Nevada Recorder's Office in Plat Book C, at page 82.

The Basis of Bearings is the center line of Holt Avenue as recorded in Plat Book A at page 72 of Lincoln County, Nevada Recorder's Office as South 44°29'00" West.

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinafter.

Grantor's Signature(s)

Grantor's Signature(s)

Beuford G. Sanders

Date: 3/20/24

Date: _____

Beuford G. Sanders

State of Nevada
County of Lincoln

On this 20 day of March 2024, I the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beuford G. Sanders personally appeared, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

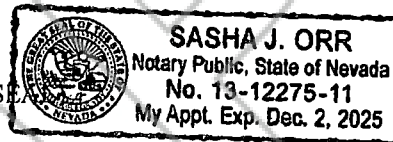
I certify under PENALTY OF PERJURY under the laws of the state of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sasha Jorr

Printed Name Sasha Jorr

My Commission Expires Dec 2 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-134-10
 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

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

3. Total Value/Sales Price of Property \$ 2900
 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 7
 b. Explain Reason for Exemption: Transfer to Trust

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 Bueford Sanders Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Bueford G Sanders
 Address: PO Box 846
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Bueford Glen Sanders
 Address: Revocable Trust
 City: PO Box 846 Living Caliente
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____