

**QUIT CLAIM DEED**



OFFICIAL RECORD  
AMY ELMER, RECORDER

E05

TAX PARCEL #:

003-181-02

FILED FOR RECORD AT REQUEST OF:

WHEN RECORDED RETURN TO:

Alberto Garcia

PO Box 1012

Caliente, Nevada, 89008

THIS SPACE PROVIDED FOR RECORDER'S USE

**Quitclaim Deed**

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Rita Walker, formerly known as Rita G. Garcia, married, of 1660 E. Old Mill Rd., Cedar City, Utah 84720, (the "Grantor"), conveys, as well as quitclaim, unto Van G. Garcia, not married, of 4596 N Enoch Rd, Cedar City, Utah 84721-9653, and Alberto G. Garcia, married, of 135 Clark St., Caliente, NV 89008, (collectively the "Grantee"), the following described real estate (the "Premises"), situated in the City of Caliente, Nevada, together with all after acquired title of the Grantor in the Premises:

All of lots numbered six (6), seven (7) and eight (8) in Block number 10, in the City of Caliente, County of Lincoln, State of Nevada as the same is laid out and described on the official plat of said City and filed in the office of the County Recorder of Lincoln County, Nevada, together with any and all improvements situated thereon.

Commonly known as 135 Clark St., Caliente NV.

Being all or part of the same property described in the County Register's Deed Book 13, Page 603.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED: 3-14-2024

Signed in the presence of:

Van A. Narcis

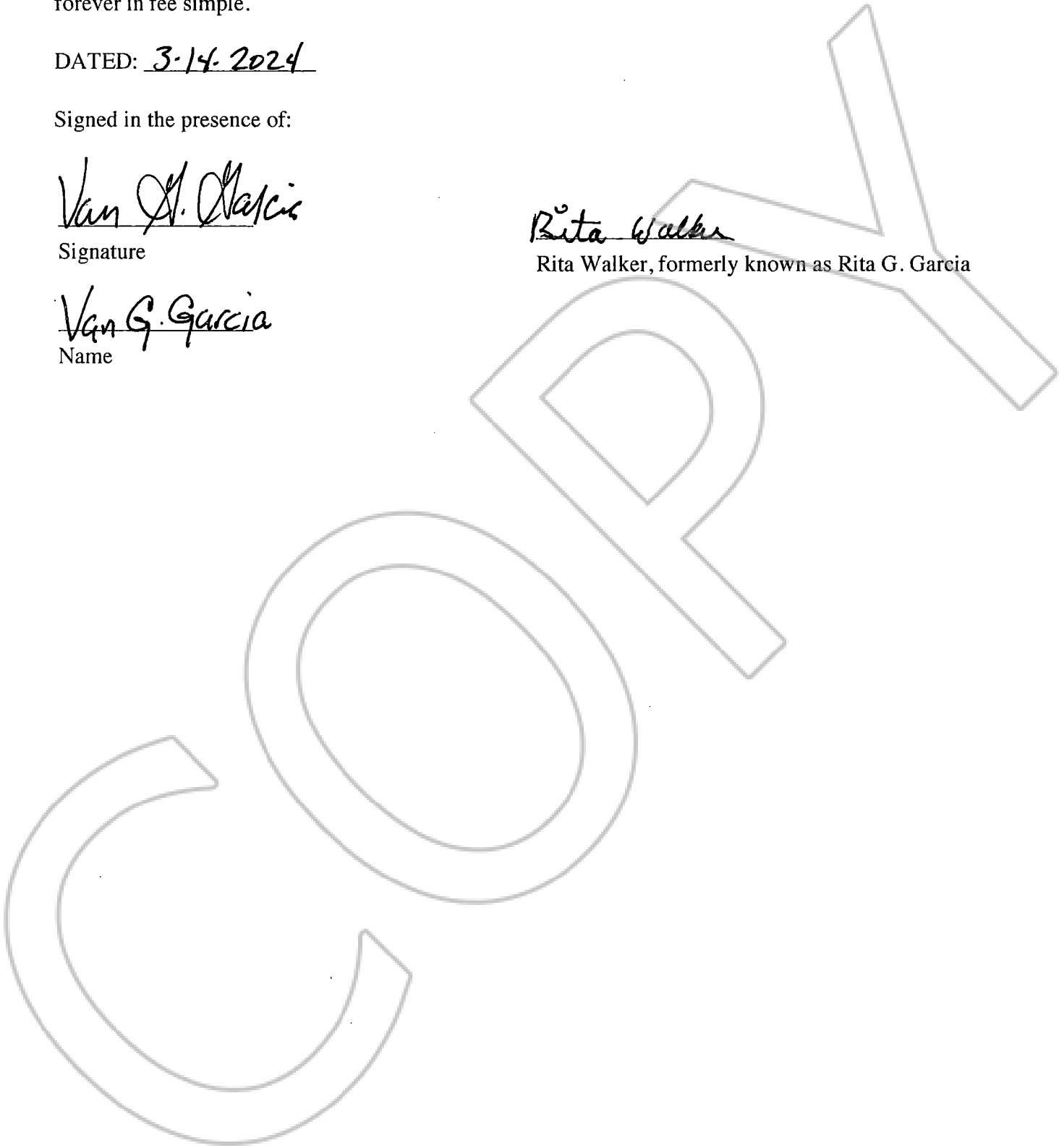
Signature

Rita Walker

Rita Walker, formerly known as Rita G. Garcia

Van G. Garcia

Name



**Grantor Acknowledgement**

STATE OF UTAH

COUNTY OF Iron

On this day personally appeared before me Rita Walker, formerly known as Rita G. Garcia, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Quitclaim Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

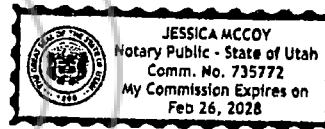
GIVEN under my hand and official seal this 14 day of March, 2024.

*J. McCoy*

Notary Public in and for the State of Utah

County of Iron

Residing at 600N 100E CCUT 84721



My Commission Expires 26 Feb. 2024

Send Subsequent Tax Bills to: Alberto Garcia, PO Box 1012, Caliente NV 89008	Drafted By: Kim Garcia
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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-181-02  
 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: _____	

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Transferring from mother to sons without consideration  
 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 [Signature] Capacity Wife  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Rita Walker  
 Address: 1660 E. Old Mill Rd.  
 City: Cedar City  
 State: UT Zip: 84720

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Alberto G. Garcia and Van G. Garcia  
 Address: PO Box 1012  
 City: Caliente  
 State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: ALBERTO G. GARCIA Escrow #: \_\_\_\_\_  
 Address: PO Box 1012  
 City: Caliente NV 89008 State: \_\_\_\_\_ Zip: \_\_\_\_\_