

LINCOLN COUNTY, NV **2024-167289**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **07/25/2024 09:06 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER E05

A.P.N.: 004-041-05
File No: 13895-2674410 (DP)

When Recorded Return and Send Tax Statements To:
Aaron Watson
P.O. Box 335
920 E. Saw Circle
Lund, NV 89317

R.P.T.T.: \$0.00 Exempt #5

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marlo J. Watson, spouse of the grantee herein

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Aaron Watson, a married man as his sole and separate property

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Lincoln**, State of **Nevada**, described as follows:

Parcel I:

Commencing at the Southwest corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.& M., thence running due East along the South Line of said Northeast Quarter (NE 1/4) of Southwest Quarter (SW 1/4) a distance of 910 Ft. more or less to the West Line of Main Street at the Northeast Corner of Lot 1, Block 46, ALAMO TOWNSITE on file in the Office of the County Recorder of said Lincoln County; running thence North 1° 23' West along the West Side of said Main Street and the Projection thereof a Distance of 685 Ft., thence South 88° 37' West, a distance of 300 Ft. to the True Point of Beginning, thence North 1° 23' West a distance of 220.67 Ft., thence due West a distance of 100 Ft., thence South 1° 23' East a distance of 222.56 Ft., thence North 88° 37' East a distance of 100 Ft. to the Point of Beginning.

Note : The above metes and Bound description appeared previously in that certain Document recorded October 03, 2017, in Book 314, Page 299, as Instrument No. 152680.

Parcel II:

Together with a non-exclusive easement 45 Ft. wide for a roadway and utilities, the center line of which is described as follows:

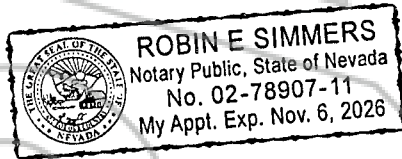
Commencing at a point in the West Line of said Main Street and the projection thereof a distance of 662.50 Ft. bearing North 1° 23' West from said Northeast corner

"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

COOPER

Marlo J. Watson 7-11-2024
Marlo J. Watson Date

STATE OF **NEVADA**)
COUNTY OF ~~CLARK~~ Lincoln)
:ss.



This instrument was acknowledged before me on this:
11 day of July, 2024

By: **Marlo J. Watson**

Robin E. Simmers

Notary Public

(My commission expires: 11-6-2026)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-041-05 _____
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: 05
 b. Explain reason for exemption: Deed to remove spouse not on title with no 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: Agent
 Signature: _____ Capacity: _____

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

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

Print Name: Marlo J. Watson
 Address: P.O. Box 335
 City: Lund
 State: NV Zip: 89317

Print Name: Aaron Watson
 Address: P.O. Box 335
 City: Lund
 State: NV Zip: 89317

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

First American Title Insurance
 Print Name: Company File Number: 13895-2674410 DP/ DP
 Address: 2500 N Buffalo Drive, Ste 120
 City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)