

LINCOLN COUNTY, NV **2024-167341**  
\$37.00  
RPTT:\$0.00 Rec:\$37.00 **08/13/2024 10:10 AM**  
FIRST AMERICAN TITLE INSURANCE COMPANY #3 AE  
OFFICIAL RECORD  
AMY ELMER, RECORDER E05

A.P.N.: 001-073-02 and 001-073-03  
File No: 13896-2675090 (TV)

When Recorded Return and Send Tax Statements To:  
Robert Earnes Sidford

14 Murrays Hill Rd  
Coromandel Valley  
S. Australia 5051

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

### QUITCLAIM DEED

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

**Jan Robyn Sidford, spouse of the grantee**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**Robert Earnes Sidford, 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:

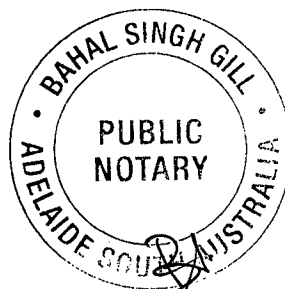
**Parcel I:**

**All of Lots 48, 49, 50, 51 and 52 in Block 33 in the Map of PIOCHE, as said lots and block are delineated on the Official Plat of said Town, now in Book A of Plats, Page 37 in the Office of the County Recorder of said Lincoln County, Nevada.**

**Parcel II:**

**All of Lots 53, 54, 55 and 56 in Block 33 in the Map of PIOCHE, as said lots and block are delineated on the Official Plat of said Town now in Book A of Plats, Page 37 in the Office of the County Recorder of said Lincoln County, Nevada.**

***"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."***

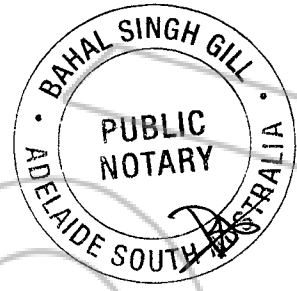


*Robert Earnes Sidford*

*Jan Robyn Sidford*  
Jan Robyn Sidford

17.6.24  
Date

STATE OF South Australia )  
COUNTY OF WALKERVILLE ) :ss.



*Jan Robyn Sidford*

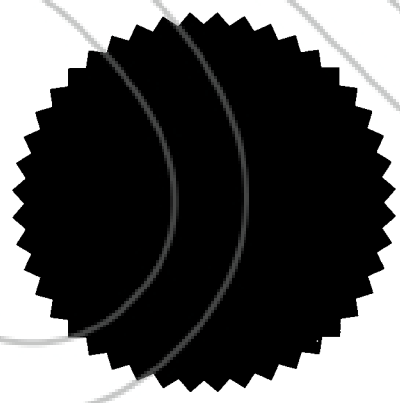
This instrument was acknowledged before me on this:  
17<sup>th</sup> day of JUNE, 2024

By: BAHAL SINGH GILL

Notary Public  
(My commission expires: \_\_\_\_\_)

MY APPOINTMENT IS NOT LIMITED BY TIME.

**BAHAL SINGH GILL**  
SOLICITOR & PUBLIC NOTARY  
SUITE 8/70, WALKERVILLE TERRACE  
WALKERVILLE  
SOUTH AUSTRALIA 5081  
M: +61 (0)423 405 381  
DATED: 17<sup>th</sup> June 2024



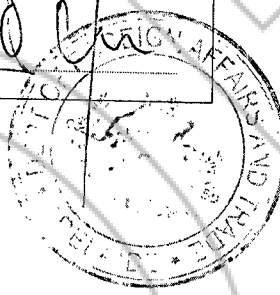
*Jan Robyn Sidford Not. Public*



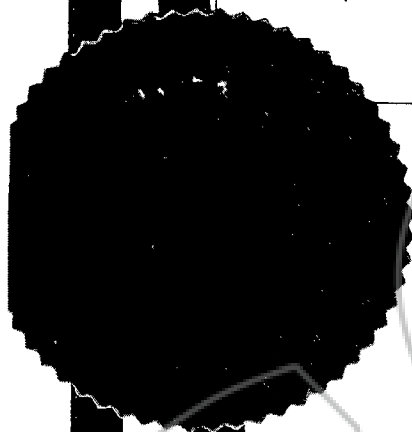
**APOSTILLE**

(Convention de La Haye du 5 octobre 1961)

- |                              |  |
|------------------------------|--|
| 1. Country                   | Australia  |
| This public document         |  |
| 2. has been signed by        | Bahal Singh Gill   |
| 3. acting in the capacity of | Notary Public  |
| 4. bears the seal/stamp of   | Bahal Singh Gill, Notary Public, Adelaide,<br>South Australia    |
| Certified                    |  |
| 5. at Adelaide               | 6. the 19th day of June, 2024                                    |
| 7. by Olivia Atmadja-Sharp   | Department of Foreign Affairs and Trade<br>Adelaide<br>Australia |
| 8. No. AFAF-N5-30202         |  |
| 9. Seal/Stamp                | 10. Signature  |



*This Apostille only certifies the authenticity of the signature (where applicable) and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued. This Apostille can be verified at <https://orao.dfat.gov.au/pages/verifyapostille.aspx>*



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-073-02
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \_\_\_\_\_ \$

b) Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ \$ )

c) Transfer Tax Value: \_\_\_\_\_ \$

d) Real Property Transfer Tax Due \_\_\_\_\_ \$0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 5

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: Grantor

Signature: [Signature]

Capacity: GRANTEE

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

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

Print Name: Jan Robyn Sidford

Print Name: Robert Earnes Sidford

Address: 14 Murays Hill Rd

Address: 14 MURRAY HILL RD

City: Coromandel Valley

City: COROMANDEL VALLEY

State: South Australia Zip: 5051

State: SOUTH AUSTRALIA Zip: 5051

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

First American Title Insurance

Print Name: Company

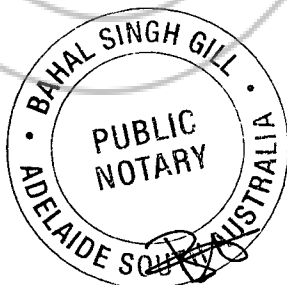
File Number: 13896-2675090 TV/ TV

Address: 10000 W Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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



**BAHAL SINGH GILL**  
SOLICITOR & PUBLIC NOTARY  
SUITE 8/70, WALKERVILLE TERRACE  
WALKERVILLE

SOUTH AUSTRALIA 5081  
M: +61 (0)423 405 381

DATED: 17<sup>th</sup> June 2024