

LINCOLN COUNTY, NV **2024-167342**  
\$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:

Richard Sidford

1215 Ovation Dr #139  
Washington, WA 98780

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

## QUITCLAIM DEED

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

**Susan Jennifer Kay**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**Richard Sidford**

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:

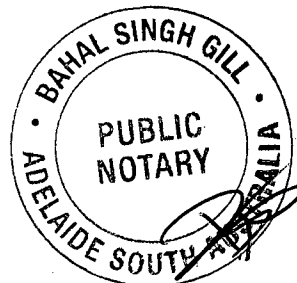
**Parcel I:**

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."*



JSK

x JJKay  
Susan Jennifer Kay

Date 25/7/24

STATE OF SOUTH AUSTRALIA )  
COUNTY OF WALKERVILLE ) :ss.

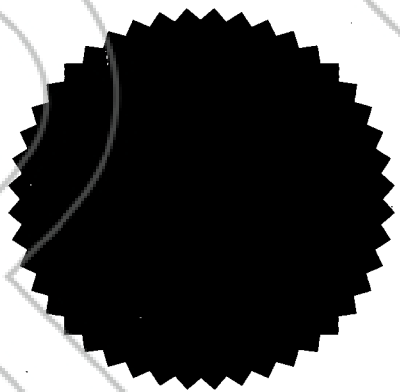
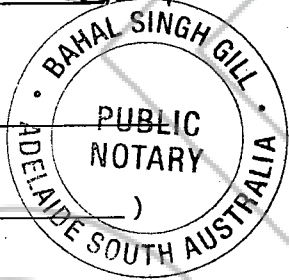
This instrument was acknowledged before me on this:  
25<sup>th</sup> day of JULY 2024

By: **Susan Jennifer Kay**

[Signature]

Notary Public

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



MY APPOINTMENT IS NOT LIMITED BY TIME.

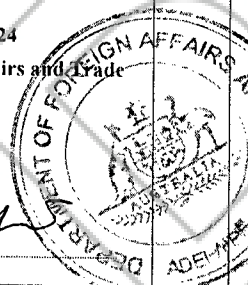
**BAHAL SINGH GILL**  
SOLICITOR & PUBLIC NOTARY  
SUITE 8/70, WALKERVILLE TERRACE  
WALKERVILLE  
SOUTH AUSTRALIA 5081  
M: +61 (0)423 405 381  
DATED: 25.7.2024



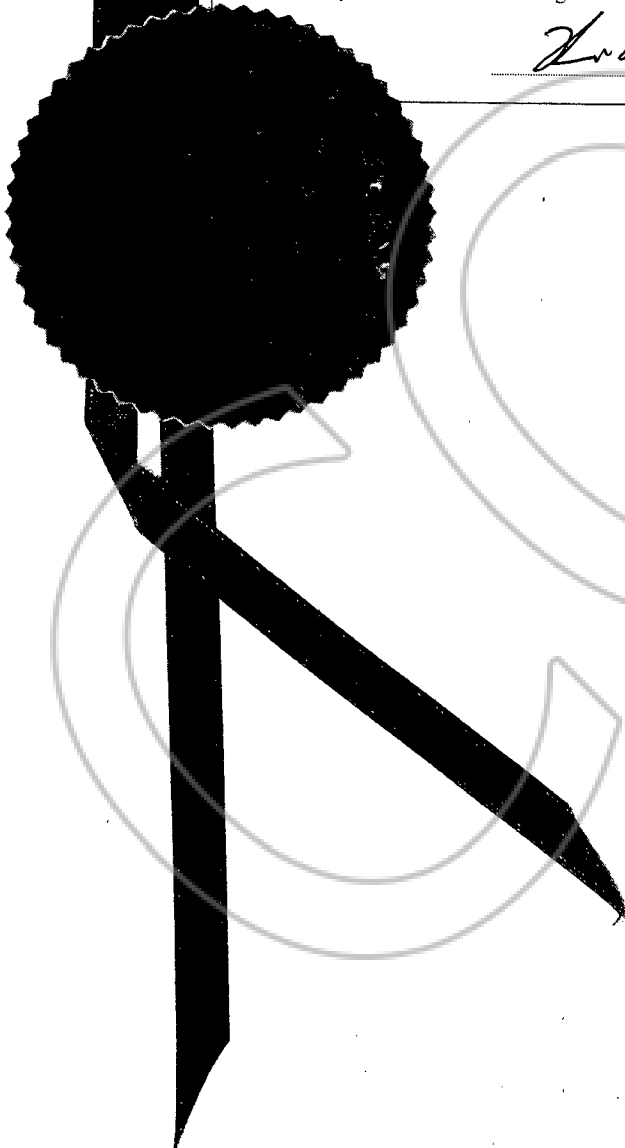
**APOSTILLE**

(Convention de La Haye du 5 octobre 1961)

- |                              |   |
|------------------------------|---|
| 1. Country                   | Australia   |
| This public document         |   |
| 2. has been signed by        | <b>Bahal Singh Gill</b>   |
| 3. acting in the capacity of | <b>Notary Public</b>  |
| 4. bears the seal/stamp of   | <b>Bahal Singh Gill, Notary Public, Adelaide,<br/>South Australia</b> |
| Certified                    |   |
| 5. at Adelaide               | 6. the 29th day of July, 2024   |
| 7. by Xiao Liu               | Department of Foreign Affairs and Trade<br>Adelaide<br>Australia      |
| 8. No. AFAF-63-30768         |   |
| 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: X Susan Kay Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

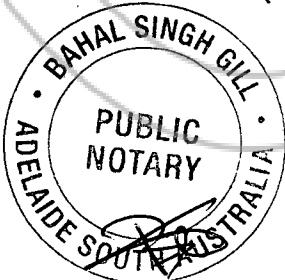
Print Name: Susan Jennifer Kay  
 Address: 1215 Oranien Pl #139  
 City: Washington  
 State: VT Zip: 84780

Print Name: Richard Sidford  
 Address: 1215 Oranien Pl  
 City: Washington #139  
 State: VT Zip: 84780

**\*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: 25 July 2024