

LINCOLN COUNTY, NV 2024-167585
Rec:\$37.00 11/12/2024 04:38 PM
Total:\$37.00
CODY & MARGARET LAMB Pgs=3 KC

After recording, please return to:)
Name: Margaret Lamb)
Address: HC 74 Box 299)
City, State, Zip: Proche, NV, 89043)
Phone: _____)
Assessor's Parcel Number 006-301-51)



OFFICIAL RECORD E05
AMY ELMER, RECORDER

----Above This Line Reserved For Official Use Only----

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH:

That Lee and Ellen Pearson, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do(es) hereby remise, release, and forever quitclaim to Cody and Margaret Lamb as husband and wife as joint tenants with right of survivorship, all that real property situated in the town of Proche County of Lincoln, State of Nevada, more particularly described as follows: (Insert legal description and the commonly known address in the space provided.)

See Exhibit A

Commonly known as 2590 Frechner Ranch Rd. / 006-301-51

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS ___ hand(s) this 12 day of November, 2024.

Lee A Pearson
Signature of Grantor Lee A Pearson

Ellen Pearson
Signature of Grantor Ellen Pearson

STATE OF NEVADA)
COUNTY OF LINCOLN)

This instrument was acknowledged before me on this 12th day of November, 2024 by Lee Pearson and Ellen Pearson

Mercedes Howard
NOTARY PUBLIC



Exhibit A:

A portion of land heretofore included within Parcel 3 of the Parcel Map for Lee and Ellen Pearson, filed as Document No. 2008-131488, Intended for transfer herewith to Parcel 4 of said Parcel Map, all of which are situate within Section 36, Township / North, Range 6B East, Mount Diablo Moridion, Dry Valley, Lincoln County, Nevada, USA, more particularly described as follows:
Commencing at the northerly corner common to Parcel 3 and 4, of the aforesaid Map, at the center of a common Private Access, Public Utility Easement (PUE) cul-de-sac (50.00 feet radius), said point herein serves as the Point of Beginning; thence S59°39'34"E, a distance of 50.00 feet to the exterior line of said Private Access, PUE cul-de-sac; thence departing said Private Access, PUE cul-de-sac line, S22°47'22"E, parallel to and with the common line of aforesaid map and hereinafter former line between Parcels 3 & 4, a distance of 235.09 feet, to the southerly line of said Parcel 4; thence departing said parallel line, S63°31'54"W, coincident with said southerly line, a distance of 30.06 feet, to the aforesaid hereinatter former common line between Parcels 3 & 4; thence departing said southerly line, N22°47'22"W, coindident with said common line, a distance of 215.02 fool, to the aforesaid Private Access, PUE cul-de-sac line; thence departing said Private Access, PUE cui-de-sac line, continuing said course, a distance of 50.00 feet to the Point of Beginning. Said transferred land contains approximatally 7,321.76 square feet as determined by computer methods.

As shown on:

Record of survey

Boundary line adjustment

from and of

Parcels 3 and 4

LC doc 2008-131488

for

Lee and Ellen Pearson

Cody and Margaret Lamb

Parts of section 36

Township 01 North, Range 68 East MDM

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 006-301-51 (Portion of)
 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 \$ 3009 MPL
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 13.65 MPL
 Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Parents granting to kids

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 Margaret Lamb Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lee and Ellen Pearson
 Address: HC 74 Box 260
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Cody and Margaret Lamb
 Address: HC 74 Box 299
 City: Pioche
 State: NV Zip: 89043

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____