

**178993**

# QUITCLAIM DEED

This Indenture, made this 11th day of January, 1999, between Jim Lafkas, the GRANTOR, and, Jeff Ln aka Jeffrey A. Lynn the GRANTEE.

**WITNESSETH:** That I, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid by the said Grantee, receipt of which is hereby acknowledged, does hereby convey, rese, release and forever quitclaim unto the said Grantee, and to its successors and assigns, ever, all right, title and interest in and to the following described real estate, situated in the County of Eureka, State of Nevada, to-wit:

**TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B. & M.**

Section 5: E:E1/2NW1/4

APN 005-010-05

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom within or underlying said lands, as reserved by Southern Pacific Land Company, a California corporation, in deed recorded September 24, 1951, in Book 4, Page 168, Deed Records, Eureka County, Nevada

**SUBJECT** to easements, covenants, conditions and restrictions of record.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also the estate, right, title, interest, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor of, in or to the said premises and every part and parcel thereof.

TO HAVE AND TO HOLD, all and singular the said premises, with the appurtenances unto the said Grantee and to its assigns, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

  
Jim Lafkas

## MAIL TAXES TO:

Christy L. Brandon  
P.O. Box 1856  
Big Fork, MT. 59911

STATE OF NEVADA )  
County of Eureka ) ss

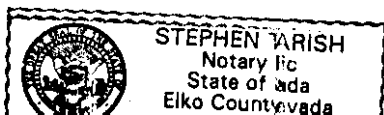
On this 11<sup>th</sup> <sup>February</sup> day January, 1999, before me, a notary public in and for said State, personally appeared J. Lafkas, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

In WITNESS WHERE', I have hereunto set my hand and affixed by Notarial Seal the day and year in this certificate first above written.

Notary Public for the State of Nevada

Residing at: ERKO NEVROT

My Commission Expires: 6-9-2000



# STATE OF NEVADA

## DECLARATION OF VALUE

### 1. Assessor Parcel Numt(s)

a) 005-010-00  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 178993  
 Book: 352 Page: 298  
 Date of Recording: 11-5-02  
 Notes: \_\_\_\_\_

### 2. Type of Property:

a) <input checked="" type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhs	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

### 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$	<u>17,300.00</u>
Transfer Tax Value:	\$	<u>17,300.00</u>
Real Property Transfer Tax Due:	\$	<u>43.00</u> <u>22.75</u>

### 4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for exemption: \_\_\_\_\_

### 5. Partial Interest: Percentage being transferred: 100 %

The undersigned declarant 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 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 375.03 the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Chris L. Brandon Capacity Attorney  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Jim Ifkas  
 Address: 329 West St.  
 City: Elko  
 State: NV Zip: 89801

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Tripp Lumber Co. & P&P  
 Address: P.O. Box 7069  
 City: Missoula  
 State: MT Zip: 59807

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER/BUYER)

Print Name: Chris L. Brandon, Attorney Escrow # 919910  
 Address: P.O. Box 1856  
 City: Bigfork State: MT Zip: 59911

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)