

Documentary Transfer Tax \$ \_\_\_\_\_  
Computed on full value of property conveyed

Computed on full value less liens and encumbrances  
remaining thereon at time of transfer

Under penalty of perjury

CATTLEMEN'S TITLE GUARANTEE COMPANY  
By Cheryl Steiner

Signature of declarant or agent determining tax-firm name

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Cattlemen's Title  
2004 DEC 22 AM 8:24

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 14.00

**194655**  
**Quitclaim Deed**

ACCOUNT NO. 01600181148 (FSTL-1148)

THIS INDENTURE made and entered into this 29th day of November, 2004 between

Michelle Latronica, Grantor (s) and

Joseph Latronica, Grantee (s).

whose address is 1930 S. Dobson Rd. Ste. #2 Mesa, AZ 85202.

**WITNESSETH:**

That the said Grantor (s), for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to wit in the hand paid by the said Grantee(s), and other good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents remise, release and forever quitclaim unto the Grantee(s), and to its heirs, executors, administrators and assigns, all that certain real property situated, lying and being in the County of Eureka County, State of Nevada, and more particularly described as follows, to-wit:

Section 13, Township 31, Range 49 E. Lot 41, Pioneer Pass Parcels, APN 003-433-02 Eureka County, State of Nevada

TOGETHER WITH the tenements, hereditaments and appurtenances there-

unto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee(s) and to its heirs and assigns forever.

IN WHEREOF, the said Grantor(s) have hereunto set their hand(s) the day and year first hereinabove written.

STATE OF California )

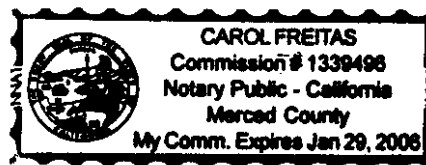
Michelle Latronica  
Michelle Latronica

COUNTY OF Merced )SS

On 12/6, 2004, personally appeared before me, a Notary Public, Michelle Latronica who acknowledge that she executed the above instrument.

Cheryl Steiner

Notary Public



**194655**  
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# STATE OF NEVADA DECLARATION OF VALUE

01600181148 (FSTL-1148)

### 1. Assessor Parcel Number (s)

- a) 003-433-02
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	<u>194655</u>
Book:	<u>402</u> Page: <u>186</u>
Date of Recording:	<u>12-22-04</u>
Notes:	_____

### 2. Type of Property:

- |                                        |              |                             |                 |
|----------------------------------------|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm/Ind?       |
| 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) \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ 0

(Tax is computed at 65¢ per \$500 value)

### 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
- b. Explain Reason for Exemption: Between spouses

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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, Cattlemen's Title Guarantee Co., Trustee

Signature By Christa Peaco Capacity Seller

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Cattlemen's Title Guarantee

Address: 1930 S. Dobson Rd., #2

City: Mesa,

State: AZ Zip: 85202

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: DELBERT ADAMS & JOSEPH LATRONICA

Address: 3682 DACGETT

City: RIVERDALE

State: CA Zip: 93656

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_