

A.P.N.: 001-095-03  
File No: 151-2228376 (KA)

RPTTS EXEMPT - SPOUSE TO SPOUSE  
When Recorded Return To: Mail Tax Statements To:  
Robin Cobbey  
P.O. Box 675  
Virginia City, NV 89440

BOOK 2423 PAGE 22-23  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
2005 SEP -9 PM 1:43

EUREKA COUNTY, NEVADA  
M.H. REGALEATI, RECORDER  
FILE NO. FEES 15.00

200972

R.P.T.T.: \$0.00

### QUITCLAIM DEED

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

David W. Toll, spouse of the Grantee

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Robin Cobbey, a married woman as her sole and separate property

all the right, title, and interest of the undersigned in and to the real property situate in the County of Eureka, State of Nevada, described as follows:

Lot 3, Block 56, in the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada.

Also, that portion of Lot 9, in Block 56, in the Town of Eureka, which is more particularly described as follows, to-wit:

Beginning at the Southeast Corner of Lot 9, Block 56;

Thence North  $11^{\circ}43'$  West, a distance of 65.87 feet;

Thence South  $74^{\circ}52'$  West, a distance of 42.14 feet;

Thence South  $11^{\circ}43'$  East, a distance of 63.41 feet;

Thence North  $78^{\circ}17'$  East, a distance of 42.04 feet to the point of beginning.

Note: The above metes and bounds legal description appeared previously in that certain document recorded October 8, 1996 in Book 301, Page 227 as File No. 164698

The purpose of this Quitclaim document is to relinquish any possible community interest that grantor may have or may acquire in the future.

  
David W. Toll

8-31-05  
Date

A.P.N.: 001-095-03

Quitclaim Deed - continued

File No: 151-2228376 (KA)

STATE OF NEVADA )

SS.

COUNTY OF STOREY )

This instrument was acknowledged before me on

8-31-05 by

David W. Toll

Mariou F. Walling  
Notary Public  
(My commission expires: 2-11-2007)



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BOOK 423 PAGE 23

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 001-095-03  
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/Vind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Document/Instrum 200922  
Book 423 Page 22-23  
Date of Recording: 9-9-05  
Notes: \_\_\_\_\_

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

\$80,000.00

Deed in Lieu of Foreclosure Only (value of property)

( \$ )

Transfer Tax Value:

\$80,000.00

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: Transfer of title 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.

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print

Name: David W. Toll

Print Name: Robin Cobbey

Address: Post Office Box 875

Address: Post Office Box 875

City: Virginia City

City: Virginia City

State: NV Zip: 89440

State: NV Zip: 89440

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

Print Name: First American Title Company of Nevada

File Number: 151-2228376 KA/KA

Address: 2715 Argent Avenue, Suite 5

City: Elko

State: NV Zip: 89801

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

Reproduced by First American Title Insurance Rev10/2001

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 001-095-03  
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'/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Document/Instrum 200972  
Book 423 Page: 22-13  
Date of Recording: 9/9/05  
Notes: \_\_\_\_\_

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

Deed in Lieu of Foreclosure Only (value of property)      (\$ 60,000.00)  
Transfer Tax Value:      \$60,000.00  
Real Property Transfer Tax Due      \$234.00 ✓

**4. If Exemption Claimed:**

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

**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 375.020, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Robin Cobbey

Capacity: BUYER

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print

Name: Shane Fontes and Bonnie Fontes

Print Name: Robin Cobbey

Address: Post Office Box 211161

Address: P.O. Box 675

City: Crescent Valley

City: Virginia City

State: NV Zip: 89821

State: Nevada Zip: 89440

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

Print Name: First American Title Company of Nevada File Number: 151-2228376 KA/KA

Address: 2715 Argent Avenue, Suite 5

City: Elko State: NV Zip: 89801

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

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