

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 423 PAGE 22-23
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Just 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. 164693

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

**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/Instrume	<u>200922</u>
Book <u>423</u>	Page: <u>22-23</u>
Date of Recording:	<u>9-9-05</u>
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: David W. Toll Capacity: Seller
 Signature: Robin Cobb Capacity: Buyer

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

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

Print Name: David W. Toll
 Address: Post Office Box 875
 City: Virginia City
 State: NV Zip: 89440

Print Name: Robin Cobb
 Address: Post Office Box 875
 City: Virginia City
 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

**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	<u>200972</u>
Book	<u>423</u> Page: <u>22-13</u>
Date of Recording:	<u>9/9/05</u>
Notes:	_____

3. Total Value/Sales Price of Property:

Total Value/Sales Price of Property: \$60,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$)

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

Signature: _____

Capacity: BUYER

Capacity: _____

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

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

Print Name: Shane Fontes and Bonnie Fontes

Address: Post Office Box 211161

City: Crescent Valley

State: NV Zip: 89821

Print Name: Robin Cobbey

Address: P.O. Box 675

City: Virginia City

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 KAKA

Address: 2715 Argent Avenue, Suite 5

City: Elko State: NV Zip: 89801