

APN# 005-090-40

**DOC # 0217236**

05/27/2011 01:23 PM

**Recording Requested by:**

Name: Ernest E. Adler, Esq.  
Address 412 N. Division Street  
City/State/Zip: Carson City, NV 89703

**Official Record**

Recording requested By  
ERNEST E ADLER

**Eureka County - NV**  
**Mike Rebaleati - Recorder**

Fee: \$16.00 Page 1 of 3  
RPTT: Recorded By: LLH  
Book- 516 Page- 0041

**Mail Tax Statements to:**

Name: Randell & Janit Osborn  
Address: 4050 Eastlake Blvd.  
City/State/Zip: Washoe Valley, NV 89704



0217236

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**-OR-**

I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: \_\_\_\_\_

(State specific law)

E. E. Adler

Attorney

Signature (Print name under signature)

Title

Quitclaim Deed

**( Insert Title of Document Above )**

\*\*\*\*\*

Only use the following section if one item applies to your document

This document is being re-recorded to \_\_\_\_\_

**-OR-**

This document is being recorded to correct document # \_\_\_\_\_, and is correcting \_\_\_\_\_

\*\*\*\*\*

If legal description is a metes & bounds description furnish the following information:

Legal description obtained from \_\_\_\_\_ (Document Title), Book \_\_\_\_\_  
Page \_\_\_\_\_ Document # \_\_\_\_\_ recorded \_\_\_\_\_ (date) in the  
Lyon County Recorders Office.

**-OR-**

If Surveyor, please provide name and address:  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(Additional recording fee applies)

A.P.N. 005-090-40

WHEN RECORDED MAIL TO:

Ernest E. Adler, Esq.  
KILPATRICK, JOHNSTON & ADLER  
412 N. Division  
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Randell & Janit Osborn  
4050 Eastlake Blvd.  
Washoe Valley, NV 89704

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That RANDELL L. OSBORN, a married man, does forever quitclaim to RANDELL OSBORN and JANIT OSBORN, Trustors and Trustees of THE OSBORN FAMILY TRUST AGREEMENT, dated April 11, 2011, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Township 31 North, Range 49 East, M.D.B.&M. Section 25; SW 1/4 NW 1/4

RESERVING thirty feet on all boundaries thereof for road purposes.

Together with all improvements situate thereon.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Subject to the reservations and exceptions by Southern Pacific Company in its deed to Martin T. Magnuson, et al, recorded April 23, 1959 in Book 25 of deeds at page 290, Eureka County, Nevada, records.

Together with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and the reversion and reversions, remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, executed on this 19<sup>th</sup> day of May, 2011.

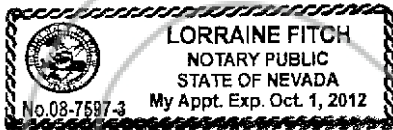
Randell L. Osborn  
RANDELL L. OSBORN

STATE OF NEVADA            )  
  :SS.  
CARSON CITY                 )

On this 19<sup>th</sup> day of May, 2011, personally appeared before me, a Notary Public in and for the County and State aforesaid RANDELL L. OSBORN, known to me to be the person described in and who executed the foregoing instrument, and duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Lorraine Fitch  
NOTARY PUBLIC



State of Nevada Declaration of Value

FOR  
Documen  
Date of F  
Notes: \_

Recording requested By  
ERNEST E ADLER

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$16.00  
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1. Assessor's Parcel Number:

- a) 005-090-40
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- e)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$ \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of prop.) \$ \_\_\_\_\_

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

Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: 7
- b) Explain Reason for Exemption: The Osborns wish to place the property into their Trust, Dated 4/11/11.
- 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 therein. 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 Etc All Capacity Attorney

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

SELLER (GRANTOR) INFORMATION  
 REQUIRED  
 Print Name: Randell Osborn  
 Address: 4050 Eastlake Blvd.  
 City: Washoe Valley  
 State & Zip: NV 89704

BUYER (GRANTEE) INFORMATION  
 REQUIRED  
 Print Name: Randell & Janit Osborn, Trustee  
 Address: 4050 Eastlake Blvd.  
 City: Washoe Valley  
 State & Zip: NV 89704

COMPANY/PERSON REQUESTING RECORDING (Required If Not Seller Or Buyer)  
 Print Name: Ernest E. Adler, Esq. Escrow # \_\_\_\_\_  
 Address: 412 N. Division Street  
 City: Carson City State: NV Zip: 89703