

DOC # 0223580

12/20/2012

01:48 PM

Official Record

Recording requested By
EUREKA COUNTY

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

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RPTT: \$40.95

Recorded By: FES

Book- 546 Page- 0031

APN: 001-033-01

Eureka, Nevada



0223580

QUITCLAIM DEED

THIS DEED made this 20TH day of DECEMBER 2012, by and between Eureka County, a political subdivision of the State of Nevada (hereinafter referred to as "GRANTOR") and Richard P. Baker and Mariana Titus, Husband and Wife as Joint Tenants (hereinafter referred to as "GRANTEES").

WITNESSETH:

WHEREAS, the GRANTOR has ordered the abandonment of a portion of public right of way known as Mill Street, as shown on the Plat of the Townsite of Eureka Nevada as approved by the United States Department of the Interior, General Land Office on November 19, 1937 and recorded as Document Number 127447 in the Official Records of the County of Eureka, State of Nevada, (hereinafter referred to as "Property").

NOW THEREFORE, the undersigned GRANTOR, for good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, and sell to said GRANTEEES, the Property more particularly described in Exhibit "A", which is incorporated by this reference as if fully set forth herein.

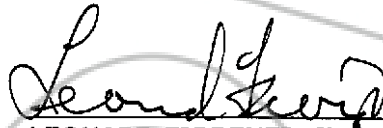
TOGETHER with all and singular tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainders and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto GRANTEEES, its successors and assigns forever.

IN WITNESS WHEREOF GRANTOR has hereunto signed on the day and year first above written.

GRANTOR:

THE BOARD OF COUNTY COMMISSIONERS
Acting as the Town Board for the
unincorporated town of Eureka, Nevada



LEONARD FIORENZI, Chairman
Board of Eureka County Commissioners

ATTEST:



JACKIE BERG, County Clerk ~~EXECUTIVE ASST.~~

EXHIBIT "A"

A PORTION OF MILL STREET ADJOINING BLOCK 39B, 39C, & BLOCK 114 EUREKA TOWNSITE

All that real property situate within a portion of the Southeast One-Quarter (SE 1/4) of the Northeast One-Quarter (NE 1/4) of Section Fourteen (14), Township Nineteen (19) North, Range Fifty-Three (53) East, Mount Diablo Meridian (M.D.M.), County of Eureka, State of Nevada, being a portion of Mill Street as shown on the Plat of the Townsite of Eureka Nevada as approved by the United States Department of the Interior, General Land Office on November 19, 1937 and recorded as Document Number 127447 in the Official Records of the County of Eureka, State of Nevada more particularly described as follows:

BEGINNING at a point on the southerly line of Block 114, Survey No. 48B Triangle Mill Site Eureka, of said Eureka Townsite, from which Angle Point #8 of said Block bears, North $77^{\circ}22'08''$ East, 153.26 feet;

THENCE southerly along the projection of the easterly line of Block 39B of said Eureka Townsite, South $18^{\circ}53'00''$ East, 34.70 feet, to the northeast corner of said Block 39B;

THENCE westerly along the northerly line of said Block 39B and the northerly line of Block 39C of said Eureka Townsite, South $77^{\circ}30'00''$ West, 144.62 feet, to the northwest corner of said Block 39C;

THENCE northerly along the projection of the westerly line of said Block 39C, North $09^{\circ}09'00''$ West, 34.22 feet, to a point on the above mentioned southerly line of Block 114;

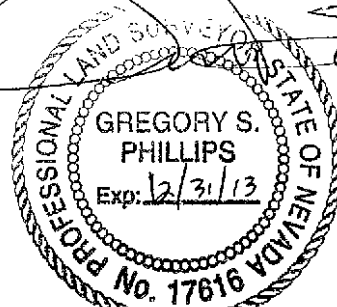
THENCE easterly along said southerly line of Block 114, North $77^{\circ}22'08''$ East, 138.76 feet, to the **POINT OF BEGINNING** and the end of this description.

Containing 4,863 square feet, more or less.

The Basis of Bearings for this description is identical to that certain Record of Survey for Ruby Hill Mining Company, recorded as Document Number 170730 in the Official Records of the County of Eureka, State of Nevada;

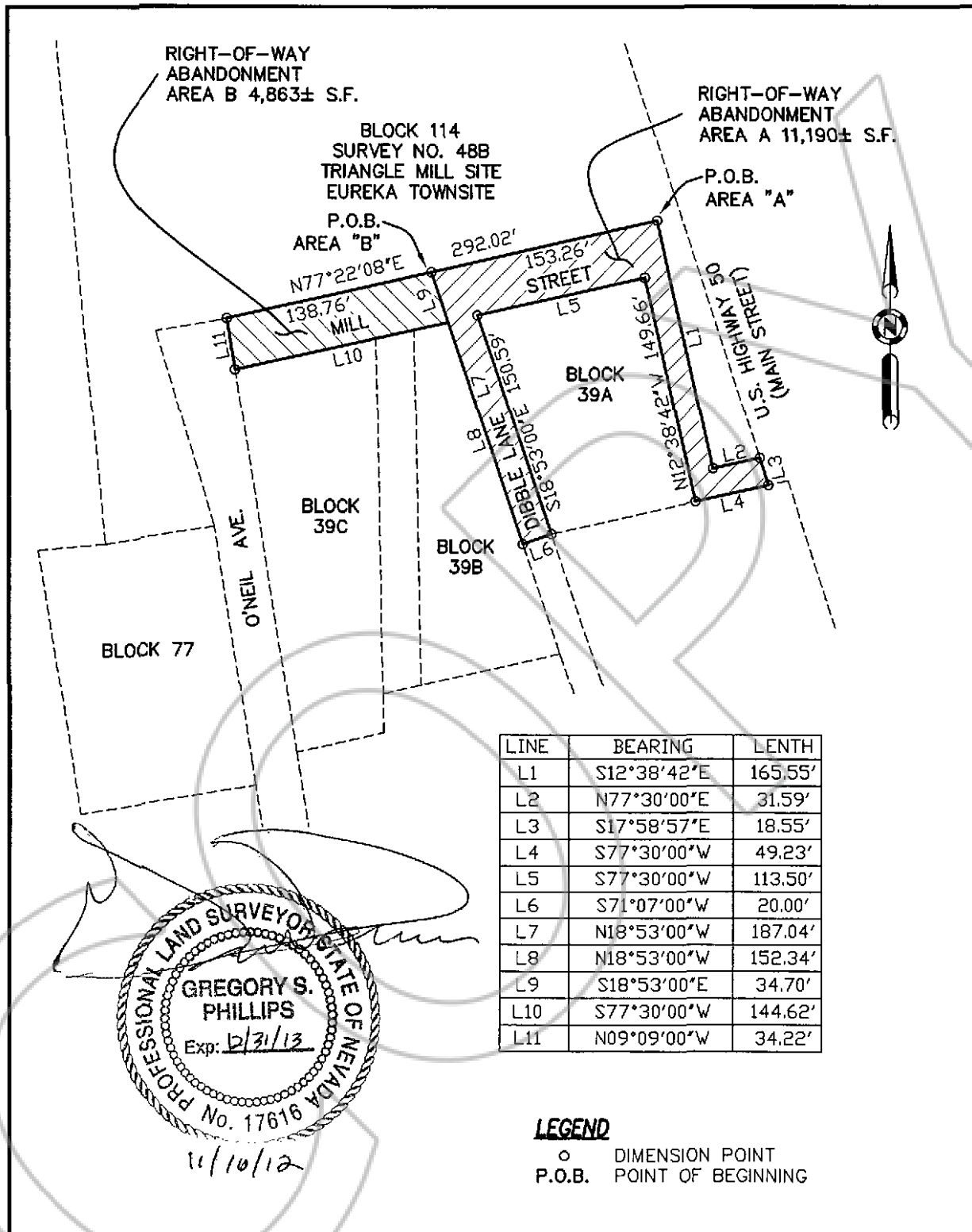
Prepared by:

Lumos & Associates
800 East College Parkway
Carson City, NV 89706



Gregory S. Phillips, P.L.S.
Nevada Certificate No. 17616





PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
 GREGORY S. PHILLIPS
 Exp. 12/31/13
 No. 17616
 11/10/12

LINE	BEARING	LENTH
L1	S12°38'42"E	165.55'
L2	N77°30'00"E	31.59'
L3	S17°58'57"E	18.55'
L4	S77°30'00"W	49.23'
L5	S77°30'00"W	113.50'
L6	S71°07'00"W	20.00'
L7	N18°53'00"W	187.04'
L8	N18°53'00"W	152.34'
L9	S18°53'00"E	34.70'
L10	S77°30'00"W	144.62'
L11	N09°09'00"W	34.22'

LEGEND
 o DIMENSION POINT
 P.O.B. POINT OF BEGINNING

 LUMOS & ASSOCIATES 800 E. COLLEGE PARKWAY CARSON CITY, NEVADA 89706 PH. (775) 883-7077	EXHIBIT "B" RIGHT-OF-WAY ABANDONMENT A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T19N., R53E., M.D.M. EUREKA COUNTY STATE OF NEVADA	Date: NOV 2012 Scale: 1" = 100' Job No: 7975.005
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DECLARATION OF VALUE

1. Assessor Parcel Number (s)
 a) 001-033-01
 b) _____
 c) _____
 d) _____

FOR R
 Docur
 Book:
 Date o
 Notes:

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Page 1 of 1 Fee: \$17.00
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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'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) \$
 Transfer Tax Value: \$
 Real Property Transfer Tax Due: \$

\$ 10,017.78
 \$ _____
 \$ _____
 \$ 40.95

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: COUNTY ENGINEER
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: EUREKA COUNTY
 Address: P.O. Box 714
 City: Eureka
 State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Richard P. Baker/Mariana Titus
 Address: 113 N. Sealed St
 City: Santa Barbara
 State: CA Zip: 93103

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)