

**DOC # 0223816**

02/22/2013 01:15 PM

**Official Record**

Recording requested By  
ROBERT J WINES PC

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: \$22.00

Page 1 of 9

RPTT:

Recorded By: FES

Book- 547 Page- 0317



0223816

APN: 003-431-05; 003-433-01  
004-410-04; 004-340-28

Send Tax Bill To:

James M. Kline  
P.O. Box 553  
Carlin, NV 89801

**QUITCLAIM DEED**

THIS INDENTURE, made and entered into as of the 7 day of November, 2012, by and between the KATHLEEN L. JONES, the duly appointed and qualified Guardian of the Estate of Helen M. Kline, an Adult Ward, Grantor, of Elko, Nevada; and JAMES M. KLINE, a married man, as his sole and separate property, Grantee;

**WITNESSETH:**

WHEREAS, JAMES M. KLINE was appointed as Guardian of the Person and Estate of Helen M. Kline, an Adult Ward, on August 8, 2011; and

WHEREAS, on March 21, 2012, an Order for Division of Assets Pursuant to NRS 123.259, entered by the Fourth Judicial District Court of the State of Nevada, in and for the County of Elko, in the Matter of the Guardianship of the Person and Estate of Helen M. Kline, an Adult Ward, Case No. PR-GU-11-78; a certified copy of said Order was recorded April 4, 2012, in Book 530, Page 310, as Document No. 0220210, Official Records, Eureka County, Nevada Recorder's Office; and

WHEREAS, on August 23, 2012, an Order was entered by the Fourth Judicial District Court, in the Matter of the Guardianship of the Estate of Helen M. Kline, an Adult Ward, Case Number PR-GU-11-78, which substituted KATHLEEN L. JONES as Guardian of the Estate of Helen M. Kline, an Adult Ward; and

WHEREAS, pursuant to said Order for Division of Assets Pursuant to NRS 123.259, the Guardian is instructed and authorized to execute and deliver this Deed to Grantee.

NOW THEREFORE, Grantor, for and in consideration of good and lawful consideration, to her in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, as his sole and separate property, and to the successors and assigns of the Grantee forever, all that certain real property situate, lying and being in the County of Elko, State of Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.


TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

**TO HAVE AND TO HOLD**, all and singular, the said premises, together with the appurtenances unto the said Grantee, as his sole and separate property, and to the successors and assigns of the Grantee forever.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set her hand as of the day and year first herein above written.

By:   
KATHLEEN L. JONES, the duly appointed and qualified Guardian of the Person and Estate of Helen M. Kline, an Adult Ward



STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF ELKO        )

On this 7 day of November, 2012, personally appeared before me, a Notary Public, KATHLEEN L. JONES, who acknowledged that she executed the foregoing instrument in her fiduciary capacity as the duly appointed and qualified Guardian of the Person and Estate of Helen M. Kline, an Adult Ward.



*Catherine J. Hassett*  
NOTARY PUBLIC  
Commission Expires: 1-5-2014

*COPIES*

**EXHIBIT "A"**

**PARCEL 1:**

TOWNSHIP 31 NORTH, RANGE 49 EAST, MDB&M

Section 12:

**PARCEL 2:**

TOWNSHIP 31 NORTH, RANGE 49 EAST, MDB&M

Section 13:

**PARCEL 3:**

TOWNSHIP 32 NORTH, RANGE 50 EAST, MDB&M

Section 14:

**PARCEL 4:**

TOWNSHIP 32 NORTH, RANGE 50 EAST, MDB&M

Section 14: That portion of the N½ lying Southeasterly of Interstate Route 80.

EXCEPTING THEREFROM that portion of said land conveyed to THE STATE OF NEVADA in Deed recorded August 6, 1937, in Book 21, Page 414, Deed Records, Eureka County, Nevada, more particularly described as follows:

All that certain rectangular piece or parcel of land lying parallel and adjacent to the left or northerly fifty foot highway right of way line of State Highway Route No.1 (Eureka 1 A 4) between Highway Engineer's Stations "E" 746 + 67.00 being situate in the NW¼ of the NE¼ of Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M., in Eureka County, Nevada, and more particularly described as follows, to-wit:

Commencing at a point on the left or northerly highway right of way line of State Highway fifty feet to the left of and at right angles to Highway Engineer's Station "E" 746 + 63.00;

THENCE running northerly and at right angles to said right of way line a distance of 250 feet;

THENCE turning at right angles and running easterly a distance of 404.00 feet;

THENCE turning at right angles and running southerly a distance of 250 feet;

THENCE turning at right angles and running westerly, along the left or northerly fifty foot right of way line of said State Highway, a distance of 404.00 feet to the point of beginning;

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to THE STATE OF NEVADA in Deed recorded September 27, 1952, in Book 24, Page 228, Deed Records, Eureka County, Nevada, more particularly described as follows:

All that certain piece or parcel of land lying in the NW¼ of the NE¼ of Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M., in Eureka County, Nevada, and more particularly described by metes and bounds as follows, to-wit:

Beginning at a point on the present left or northerly right of way line of State Highway Route 1 which is 75.00 feet left or northerly of and at right angles to Highway Engineer's Station "X" 727/14.85 P.O.T.; said point of beginning further described as bearing South 77°40'53" West, a distance of 2,174.96 feet from the northeast corner of said Section 14;

THENCE North 34°11' West, a distance of 194.52 feet to a point;

THENCE North 55°49' East, a distance of 454.00 feet to a point;

THENCE South 34°11' East, a distance of 263.27 feet to a point on the present left or northerly seventy-five foot highway right of way line;

THENCE from a tangent which bears South 70°25'52" West, curving to the left along said seventy-five foot right of way line with a radius of 2,075 feet, through an angle of 1°31'52" an arc distance of 55.45 feet to a point on the old left or northerly fifty foot right of way line of said State Highway Route 1;

THENCE South 55°49' West, along said fifty foot right of way line a distance of 350.14 feet to a point;

THENCE North 34°11' West, a distance of 51.21 feet to a point on the aforesaid present seventy-five foot right of way line;

THENCE South 60°42' West, along said seventy-five foot right of way line a distance of 50.18 feet to the point of beginning;

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FURTHER EXCEPTING THEREFROM that portion of said land conveyed to JOHN N. MURRAY and OLIVE B. MURRAY, husband and wife in Deed recorded August 8, 1960, in Book 25, Page 441, Deed Records, Eureka County, Nevada, more particularly described as follows:

Beginning at a point on the southerly seventy-five foot right of way line of U.S. Highway Route 40 which point is 75.00 feet southeasterly of and at right angles to Highway Engineer's Station "X" 725 + 94.11 P.O.T.; said point of beginning further described as bearing South 73°01'59" West, a distance of 2,253.73 feet from the northeast corner of Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M.;

THENCE North 60°42' East, along said seventy-five foot highway right of way line a distance of 105.89 feet to a point;

THENCE North 29°18' West, a distance of 15.00 feet to a point which is sixty feet southeasterly of and at right angles to Highway Engineer's Station "A" 727 + 00.00 P.O.T.;

THENCE North 60°42' East, along the southerly sixty foot right of way line of said U.S. Highway Route 40 a distance of 122.32 feet to a point;

THENCE from a tangent which bears the last described course, curving to the right along said sixty foot highway right of way line with a radius of 1,940 feet, through an angle of 3°39'30" an arc distance of 123.87 feet to a point;

THENCE South 25°38'30" East, a distance of 15.00 feet to a point on the southerly seventy-five foot highway right of way line of said U.S. Highway 40;

THENCE from a tangent which bears North 64°21'30" East, curving to the right along said seventy-five foot highway right of way line with a radius of 1,925 feet through an angle of 25°20'30" an arc distance of 851.44 feet to a point;

THENCE North 89°42' East, along said seventy-five foot highway right of way line a distance of 268.75 feet, more or less to a point which is 75.00 feet southeasterly of and at right angles to Highway Engineer's Station "X" 741 + 03.36 P.O.T.;

THENCE South 31°34'30" West, a distance of 652.53 feet to a point;

THENCE South 76°24' 30" West, a distance of 690.50 feet to a point;

THENCE North 33°59' West, a distance of 335.52 feet to a point;

THENCE South 57°06' West, a distance of 139.20 feet to a point;

THENCE North 26°29' West, a distance of 178.35 feet, more or less to the point of beginning; being a portion of the N½ of the NE¼ of Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M.

FURTHER EXCEPTING THEREFROM that portion of said land condemned to THE STATE OF NEVADA, on relation of its Department of Highways, by Final Order of Condemnation, recorded February 24, 1970, in Book 34, Page 395, Official Records Eureka County, Nevada, more particularly described as follows:

A piece or parcel of land, lying and being in portions of the following: The S½ of the NW¼, the NE¼ of the NW¼, the SW¼ of the NE¼ and the N½ of the NE¼ all in Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M., Eureka County, State of Nevada, and more fully described by metes and bounds as follows to wit:

Beginning at the intersection of the centerline of the westbound lane of Interstate Route 80 (S.R.- 1 ) with the west boundary of said Section 14 at Highway Engineer's Station "Ow" 850 03.84 P.O.C., said point of beginning further described as bearing South 0°02'06" West, a distance of 1,978.54 feet from the northwest corner of said Section 14;

THENCE North 0°02'06" East along the west boundary of said Section 14 a distance of 201.88 feet to a point on the left or northerly highway right of way line of I.R.-80 (S.R.-1);

THENCE from a tangent which bears North 82°04'03" East, curving to the left along said left or northerly highway right of way line of I.R.-80 (S.R.-1) with a radius of 4,756 feet, through an angle of 21°25' 53", an arc distance of 1,778.97 feet to a point;

THENCE North 29°21'50" West, continuing along said left or northerly highway right of way line of I.R.-80 (S.R.-1) a distance of 100.00 feet to a point;

THENCE North 60°38'10" East, continuing along said left or northerly highway right of way line of I.R.-80 (S.R.-1) a distance of 1,619.00 feet to a point;

THENCE North 38°33'48" East, continuing along said left or northerly highway right of way line of I.R.-80 (S.R.-1) a distance of 343.50 feet to a point on the north boundary of said Section 14;

THENCE South 89°34'13" East, along the north boundary of said Section 14 a distance of 2,056.43 feet to the northeast corner of said Section 14;

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THENCE South  $0^{\circ}30'18''$  West along the east boundary of said Section 14 a distance of 424.28 feet to a point on the right or southerly highway right of way line of I.R.-80 (S.R.-1);

THENCE from a tangent which bears South  $86^{\circ}28'03''$  West, curving to the right along said right or southerly highway right of way line of I.R.-80 (S.R.-1) with a radius of 3,278 feet, through an angle of  $3^{\circ}51'12''$ , an arc distance of 220.45 feet to a point;

THENCE North  $89^{\circ}40'46''$  West, continuing along said right or southerly highway right of way line of I.R.-80 (S.R.-1) a distance of 621.03 feet to a point;

THENCE North  $32^{\circ}11'44''$  East, a distance of 166.99 feet to a point;

THENCE North  $89^{\circ}40'46''$  West a distance of 268.75 feet to a point;

THENCE from a tangent which bears the last described course, curving to the left with a radius of 1,925 feet, through an angle of  $19^{\circ}14'24''$ , an arc distance of 646.42 feet to a point;

THENCE North  $18^{\circ}55'10''$  West, a distance of 150.00 feet to a point;

THENCE North  $33^{\circ}32'03''$  West, a distance of 263.27 feet to a point;

THENCE South  $56^{\circ}27'57''$  West, a distance of 454.00 feet to a point;

THENCE South  $33^{\circ}32'03''$  East, a distance of 194.52 feet to a point;

THENCE North  $61^{\circ}20'57''$  East, a distance of 50.18 feet to a point;

THENCE South  $33^{\circ}32'03''$  East, a distance of 51.21 feet to a point;

THENCE South  $28^{\circ}39'03''$  East, a distance of 83.98 feet to a point;

THENCE South  $61^{\circ}20'57''$  West, a distance of 69.39 feet to a point;

THENCE South  $28^{\circ}39'03''$  East, a distance of 15.00 feet to a point;

THENCE South  $61^{\circ}20'57''$  West, a distance of 105.89 feet to a point;

THENCE South  $25^{\circ}50'03''$  East, a distance of 178.35 feet to a point;

THENCE North  $57^{\circ}46'57''$  East, a distance of 139.20 feet to a point;





THENCE South 33°20'03" East, a distance of 291.10 feet to a point on the right or southerly highway right of way line of I.R.-80 (S.R.-1);

THENCE South 60°38'10" West, along said right or southerly highway right of way line of I.R.-80 (S.R.-1) a distance of 892.98 feet to a point;

THENCE North 29°21'50" West, continuing along said right or southerly highway right of way line of I.R.-80 (S.R.-1) a distance of 300.00 feet to a point;

THENCE South 60°38'10" West, continuing along said right or southerly highway right of way line of I.R.-80 (S.R.-1) a distance 787.14 feet to a point;

THENCE from a tangent which bears the last described course, curving to the right along said right or southerly highway right of way line of I.R.-80 (S.R.-1) with a radius of 5,200 feet, through an angle of 22°06'53", an arc distance of 2,007.14 feet to a point on the west boundary of said Section 14;

THENCE North 0°02'06" East, along the west boundary of said Section 14 a distance of 246.07 feet to the point of beginning.

**State of Nevada  
Declaration of Value**

**DOC # DV-223816**

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**Official Record**

Recording requested By  
ROBERT J WINES PC

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

Page 1 of 1 Fee: \$22.00  
Recorded By: FES RPTT:  
Book- 547 Page- 0317

1. **Assessor Parcel Number(s)**  
 a) 003-431-05  
 b) 003-433-01  
 c) 004-410-04  
 d) 004-340-28

2. **Type of Property:**  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other \_\_\_\_\_

3. **Total Value/Sales Price of Property:** \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value per NRS 375.010, Section 2: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
 b. Explain Reason for Exemption: a transfer from spouse to spouse by Order for Division of Assets Pursuant to NRS123.259 filed March 21, 2012

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 Robert J. Wines Capacity Attorney  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Kathleen L. Jones, Guardian  
 Address: P.O. Box 927  
 City: Elko  
 State: NV Zip: 89803

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: James M. Kline  
 Address: P.O. Box 553  
 City: Carlin  
 State: NV Zip: 89822

**COMPANY REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow # \_\_\_\_\_  
 Address: 687 6th Street, Suite 1  
 City: Elko State: NV Zip: 89801