

APN #Portions of 001-021-07 (Formerly  
001-021-01, 001-021-04 & 001-052-04),  
001-051-04 & 001-052-01

Recording Requested By:

Name Kevin & Kimberly Russell

Address PO Box 1062

City/State/Zip Eureka, NV 89316

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**DOC # 0229276**

04/27/2015

02:37 PM

**Official Record**

Recording requested By  
EUREKA COUNTY NV

Eureka County - NV

Sara Simmons - Recorder

Fee:

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RPTT: \$1.95

Recorded By: LH

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0229276

Quitclaim Deed  
(Title of Document)

WHEN RECORDED, RETURN TO  
Kevin & Kimberly Russell  
PO Box 1062  
Eureka, NV 89316

APNs: Portions of 001-021-07 (Formerly  
001-021-01, 001-021-04, & 001-052-04),  
001-051-04, & 001-052-01



PORTION SE1/4 SECTION 14, T19N, R53E, MDM

**QUITCLAIM DEED**

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

**Kevin D. Russell and Kimberly Russell, husband and wife as joint tenants**

do(es) hereby QUITCLAIM the real property situate in the County of Eureka, State of Nevada,  
described as follows:

**Parcel 1 of the Parcel Map for Eureka County School District, recorded as File Number**

0229270, Official Records of Eureka County, Nevada; described in attached  
Exhibit "1"

and

**Parcel 2 of the Parcel Map for Eureka County School District, recorded as File Number**

0229270, Official Records of Eureka County, Nevada; described in attached  
Exhibit "2"

and

**Parcel 4 of the Parcel Map for Eureka County School District, recorded as File Number**

0229270, Official Records of Eureka County, Nevada; described in attached  
Exhibit "4"



TOGETHER with all and singular the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto each respective party, and to its successors, and assigns forever.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed this 24 day of April, 2015.

**Kevin D. Russell and Kimberly Russell, husband and wife as joint tenants**

Kevin D. Russell  
Kevin D. Russell

Kimberly Russell  
Kimberly Russell

STATE OF NEVADA        )  
  ) SS  
COUNTY OF EUREKA    )

This instrument was acknowledged before me on this 24 day of April, 2015 by Kevin D. Russell and Kimberly Russell, husband and wife as joint tenants.

Kimberly Todd  
NOTARY PUBLIC  
(My commission expires January 3, 2019)



**EXHIBIT "1"**

**PARCEL 1  
LEGAL DESCRIPTION**

A parcel of land being a portion of Parcel 1 of the Parcel Map for Eureka Co. School District, File Number 150451, recorded February 7, 1994, in the Official Records of Eureka County, Nevada, a portion of Parcel A of the Record of Survey supporting a Boundary Line Adjustment for Eureka County, File Number 158324, recorded August 1, 1995, in said Official Records, portions of Block 94 and Block 96 of the Plat of Eureka Townsite on file in the office of the U.S. Department of the Interior, G.L.O., dated 1937, portions of Parcel D and Lot 1/2 of the Record of Survey of Lot Line Adjustment for Mary Jean Labarry, File Number 130564, recorded October 30, 1989, in said Official Records, and all of Parcel No. 2 of the Record of Survey of Eureka School District Land for Eureka County School District, File Number 118795, recorded June 1, 1988, in said Official Records, situate within the Southeast Quarter of Section 14, Township 19 North, Range 53 East, MDM, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 1;  
thence along the exterior boundary of said Parcel 1 South  $89^{\circ}37'07''$  East a distance of 1320.03 feet;  
thence South  $89^{\circ}43'47''$  East a distance of 562.76 feet;  
thence South  $08^{\circ}54'22''$  East a distance of 793.54 feet;  
thence South  $81^{\circ}10'12''$  West a distance of 219.45 feet;  
thence South  $14^{\circ}18'48''$  East a distance of 100.90 feet to a point on the North boundary of said Parcel D;  
thence departing the exterior boundary of said Parcel 1 and along the North boundary of said Parcel D North  $74^{\circ}37'48''$  East a distance of 6.45 feet;  
thence departing said North boundary South  $09^{\circ}07'27''$  East a distance of 172.29 feet;  
thence South  $36^{\circ}05'03''$  East a distance of 27.03 feet;  
thence South  $02^{\circ}07'34''$  East a distance of 84.26 feet;  
thence South  $47^{\circ}03'26''$  East a distance of 82.13 feet;  
thence from a tangent which bears South  $83^{\circ}36'04''$  West, along a circular curve to the right with a radius of 779.00 feet and a central angle of  $06^{\circ}35'06''$  an arc length of 89.53 feet;  
thence along a tangent circular curve to the left with a radius of 921.00 feet and a central angle of  $02^{\circ}42'40''$  an arc length of 43.58 feet;  
thence along a tangent circular curve to the right with a radius of 1327.00 feet and a central angle of  $04^{\circ}03'32''$  an arc length of 94.01 feet;  
thence North  $88^{\circ}27'57''$  West a distance of 73.10 feet;  
thence along a tangent circular curve to the right with a radius of 307.00 feet and a central angle of  $11^{\circ}56'33''$  an arc length of 63.99 feet;  
thence North  $76^{\circ}31'24''$  West a distance of 80.19 feet;  
thence along a tangent circular curve to the right with a radius of 100.00 feet and a central angle of  $08^{\circ}12'39''$  an arc length of 14.33 feet;  
thence North  $68^{\circ}18'45''$  West a distance of 57.62 feet;  
thence South  $21^{\circ}41'15''$  West a distance of 8.00 feet;



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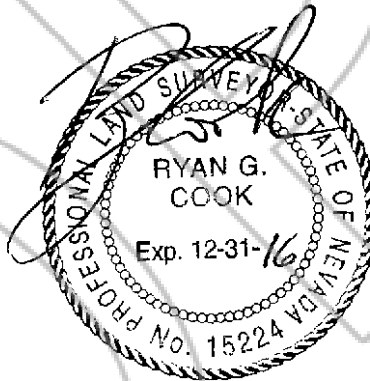
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thence North 68°18'45" West a distance of 26.55 feet;  
thence along a tangent circular curve to the left with a radius of 300.00 feet and a central angle of 21°22'29" an arc length of 111.92 feet;  
thence North 89°41'14" West a distance of 35.25 feet;  
thence along a tangent circular curve to the left with a radius of 215.00 feet and a central angle of 70°20'01" an arc length of 263.92 feet to a point on the exterior boundary of said Parcel 1;  
thence along said exterior boundary with a non-tangent line North 89°41'29" West a distance of 346.38 feet;  
thence North 00°15'03" East a distance of 700.19 feet;  
thence North 89°41'19" West a distance of 702.01 feet;  
thence North 00°15'03" East a distance of 621.08 feet to the Point of Beginning.

Said parcel contains an area of approximately 44.75 acres.

Basis of Bearings: Nevada State Plane Coordinate System, East Zone (NAD83/94).

Description Prepared By:  
Ryan G. Cook, PLS 15224  
Summit Engineering Corporation  
5405 Mae Anne Ave.  
Reno, NV 89523  
775-747-8550



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**EXHIBIT "2"**

**PARCEL 2  
LEGAL DESCRIPTION**

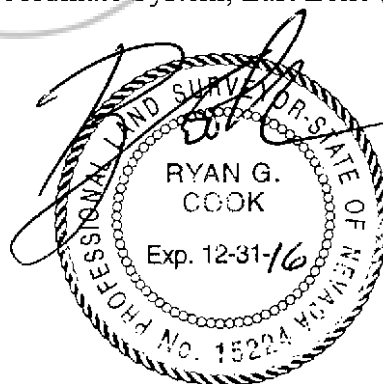
A parcel of land being a portion of Parcel 1 of the Parcel Map for Eureka Co. School District, File Number 150451, recorded February 7, 1994, in the Official Records of Eureka County, Nevada, portions of Block 94 and Block 96 of the Plat of Eureka Townsite on file in the office of the U.S. Department of the Interior, G.L.O., dated 1937, portions of Parcel B and Lot 1/2 of the Record of Survey of Lot Line Adjustment for Mary Jean Labarry, File Number 130564, recorded October 30, 1989, in said Official Records, situate within the Southeast Quarter of Section 14, Township 19 North, Range 53 East, MDM, being more particularly described as follows:

Beginning at a point on the Easterly boundary of said Block 94 from which the Northwest corner of said Parcel 1 bears North 64°18'38" West a distance of 2205.25 feet; thence along the Easterly boundary of said Block 94 South 10°11'48" East a distance of 256.41 feet; thence departing said Easterly boundary from a tangent which bears South 24°01'38" West, along a circular curve to the right with a radius of 71.00 feet and a central angle of 55°32'16" an arc length of 68.82 feet; thence along a tangent circular curve to the right with a radius of 779.00 feet and a central angle of 04°02'10" an arc length of 54.88 feet; thence with a non-tangent line North 47°03'26" West a distance of 82.13 feet; thence North 02°07'34" West a distance of 84.26 feet; thence North 36°05'03" West a distance of 27.03 feet; thence North 51°40'44" East a distance of 10.00 feet; thence North 30°05'12" East a distance of 25.49 feet; thence North 55°34'48" East a distance of 86.84 feet; thence North 11°19'29" West a distance of 1.69 feet; thence North 41°18'12" East a distance of 19.68 feet; thence North 37°39'12" East a distance of 57.50 feet to the Point of Beginning.

Said parcel contains an area of approximately 34,142 square feet

Basis of Bearings: Nevada State Plane Coordinate System, East Zone (NAD83/94).

Description Prepared By:  
Ryan G. Cook, PLS 15224  
Summit Engineering Corporation  
5405 Mae Anne Ave.  
Reno, NV 89523  
775-747-8550



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## EXHIBIT "4"

### PARCEL 4 LEGAL DESCRIPTION

A parcel of land being a portion of Parcel 1 of the Parcel Map for Eureka Co. School District, File Number 150451, recorded February 7, 1994, in the Official Records of Eureka County, Nevada, a portion of Parcel A of the Record of Survey supporting a Boundary Line Adjustment for Eureka County, File Number 158324, recorded August 1, 1995, in said Official Records, and portions of Block 94 and Block 96 of the Plat of Eureka Townsite on file in the office of the U.S. Department of the Interior, G.L.O., dated 1937, situate within the Southeast Quarter of Section 14, Township 19 North, Range 53 East, MDM, being more particularly described as follows:

Beginning at a point on the exterior boundary of said Parcel 1 from which the Northwest corner of said Parcel 1 bears North  $44^{\circ}32'53''$  West a distance of 1863.94 feet;  
thence along said exterior boundary South  $89^{\circ}41'44''$  East a distance of 6.74 feet;  
thence North  $83^{\circ}47'13''$  East a distance of 363.48 feet;  
thence departing said exterior boundary and along the Southerly boundary of said Block 94 and said Block 96 North  $85^{\circ}09'02''$  East a distance of 367.26 feet to the Southeasterly corner of said Block 94;  
thence along the Easterly boundary of said Block 94 North  $10^{\circ}11'48''$  West a distance of 50.48 feet;  
thence departing said Easterly boundary from a tangent which bears South  $24^{\circ}01'38''$  West, along a circular curve to the right with a radius of 71.00 feet and a central angle of  $55^{\circ}32'16''$  an arc length of 68.82 feet;  
thence along a tangent circular curve to the right with a radius of 779.00 feet and a central angle of  $10^{\circ}37'16''$  an arc length of 144.41 feet;  
thence along a tangent circular curve to the left with a radius of 921.00 feet and a central angle of  $02^{\circ}42'40''$  an arc length of 43.58 feet;  
thence along a tangent circular curve to the right with a radius of 1327.00 feet and a central angle of  $04^{\circ}03'32''$  an arc length of 94.01 feet;  
thence North  $88^{\circ}27'57''$  West a distance of 73.10 feet;  
thence along a tangent circular curve to the right with a radius of 307.00 feet and a central angle of  $11^{\circ}56'33''$  an arc length of 63.99 feet;  
thence North  $76^{\circ}31'24''$  West a distance of 80.19 feet;  
thence along a tangent circular curve to the right with a radius of 100.00 feet and a central angle of  $08^{\circ}12'39''$  an arc length of 14.33 feet;  
thence North  $68^{\circ}18'45''$  West a distance of 57.62 feet;  
thence South  $21^{\circ}41'15''$  West a distance of 8.00 feet;  
thence North  $68^{\circ}18'45''$  West a distance of 26.55 feet;  
thence along a tangent circular curve to the left with a radius of 300.00 feet and a central angle of  $21^{\circ}22'29''$  an arc length of 111.92 feet;  
thence North  $89^{\circ}41'14''$  West a distance of 35.25 feet;  
thence along a tangent circular curve to the left with a radius of 215.00 feet and a central angle of  $70^{\circ}20'01''$  an arc length of 263.92 feet to a point on the exterior boundary of said Parcel 1;



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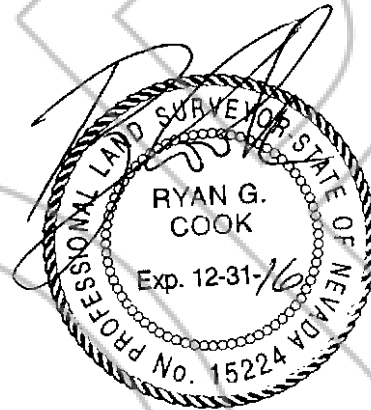
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thence along said exterior boundary with a non-tangent line South 89°41'29" East a distance of 70.01 feet;  
thence North 17°28'33" West a distance of 13.63 feet to a point on the Southerly boundary of said parcel A;  
thence along said Southerly boundary from a tangent which bears North 22°36'13" East, along a circular curve to the right with a radius of 80.00 feet and a central angle of 67°42'33" an arc length of 94.54 feet;  
thence South 89°41'14" East a distance of 114.20 feet to a point on the exterior boundary of said Parcel 1;  
thence along said exterior boundary South 09°34'29" East a distance of 63.55 feet to the Point of Beginning.

Said parcel contains an area of approximately 53,495 square feet.

Basis of Bearings: Nevada State Plane Coordinate System, East Zone (NAD83/94).

Description Prepared By:  
Ryan G. Cook, PLS 15224  
Summit Engineering Corporation  
5405 Mae Anne Ave.  
Reno, NV 89523  
775-747-8550



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Official Record

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 001-021-07
- b) 001-051-04
- c) 001-052-01
- d)

Recording requested By  
EUREKA COUNTY NV

Eureka County - NV  
Sara Simmons - Recorder

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
- Other

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Recorded By: LH RPTT: \$1.95

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Date of Recording:

Notes:

3. Total Value/Sales Price of Property

\$ 431.00

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

Transfer Tax Value: \$

Real Property Transfer Tax Due \$ 1.95

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 parties agree that 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 Representative

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

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

Print Name: Kevin & Kimberly Russell  
Address: PO Box 1062  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Eureka Co School District  
Address: PO Box 249  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Eureka County Escrow #:  
Address: PO Box 556  
City: Eureka State: NV Zip: 89316

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED