

**DOC # 0232293**

12/16/2016

01:22 PM

**Official Record**

Recording requested By  
MICHAEL FIPPS

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: CH

Book- 598 Page- 0038



0232293

<b>A.P.N. No.:</b>	001-037-02
<b>R.P.T.T.</b>	\$0.00
<b>Escrow No.:</b>	01415-22401
<b>Recording Requested By:</b>	
Stewart Title	
<b>Mail Tax Statements To:</b>	
Same as below	
<b>When Recorded Mail To:</b>	
Michael & DeAnn Fipps	
4475 Reservoir Road	
Fallon, NV 89406	

**QUITCLAIM DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Hope B. Fipps, a single woman** hereby do/does REMISE, RELEASE AND FOREVER QUITCLAIM to **Michael Fipps and DeAnn Fipps**, husband and wife as joint tenants, the following described real property situated in the County of Eureka, State of Nevada:

**PARCEL 1:**

Lots 13, 14, 15, 16, 17 and 18, Block 18 of EUREKA TOWNSITE, according to the official map thereof, filed in the office of the County Recorder of Eureka County, State of Nevada.

EXCEPTING THEREFROM that portion of said land conveyed to Eureka County, Nevada by Quitclaim Deed recorded April 13, 1995, in Book 282, Page 95, Official Records of Eureka County, Nevada, more particularly described as follows:

All that certain real property situate in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 19 North, Range 53 East, M.D.B.&M., further described as the westerly portion of Block 18, Plat of Eureka Township, on file in the office of the U.S. Department of the Interior, G.L.O., recorded in 1937, more particularly described as follows:

Beginning at the Northeast corner of said Block 18;

THENCE South 05°12'52" East, a distance of 406.62 feet;

THENCE South 16°25'51" West, a distance of 113.22 feet;

THENCE North 17°59'18" West, a distance of 18.45 feet;

THENCE North 16°41'10" East, a distance of 96.09 feet;

THENCE North 05°12'51" West, a distance of 403.40 feet;

THENCE North 77°19'38" East, a distance of 10.09 feet to the true point of beginning.

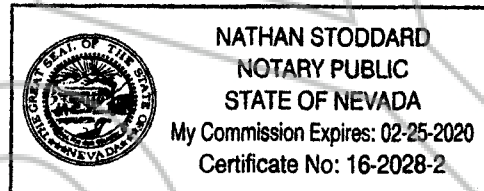
Dated: 8/8/16

BY: [Signature]  
Hope B. Fipps

State of Nevada )  
County of Washoe ) ss.

This instrument was acknowledged before me on the  
By: Hope B. Fipps

Signature: [Signature]  
Notary Public



(One Inch Margin on all sides of Document for Recorder's Use Only)

Page 2 of 2

STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-232293

12/16/2016

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Official Record

FOR

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Docum  
Book  
Date of  
Notes:

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Page 1 of 1 Fee: \$15.00

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1. Assessor Parcel Number(s)

- a) 001-037-02  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

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

3. a. Total Value/Sales Price of Property

b. Deed in Lieu of Foreclosure Only (Value of Property)

c. Transfer Tax Value

d. 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: Child to parents

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: \_\_\_\_\_

Hope B. Fipps

Capacity: Grantor

Signature: \_\_\_\_\_

Michael Fipps

Capacity: Grantee

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

Print Name: Hope B. Fipps

Address: 1795 King Row

City/ST/Zip: RENO, NV 89503

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

Print Name: Michael Fipps

Address: 4475 Reservoir Road

City/ST/Zip: Fallon, NV 89406

**COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)**

Company Name: Stewart Title Company

Address: 810 Idaho Street

City: Elko

State: NV

Zip: 89801

Escrow No.: 01415-22401

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)