

**DOC # 0232342**

01/11/2017

01:15 PM

**Official Record**

Recording requested By  
SANDRA DULGAR

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$7.80

Recorded By: CH

Book- 598 Page- 0136

**Assessor's Parcel Number:**  
005-420-20

**Prepared By:**  
David M. Raynor  
PO Box 111, 102 Birch Street  
Nezperce, Idaho 83543



**After Recording Return To:**  
David M. Raynor  
P.O Box 111  
Nezperce, Idaho 83543

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

On August 20, 2016 THE GRANTOR(S),

- David M. Raynor, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Robert scott Baker, a single person, residing at 102 Birch st., Nezperce, Idaho County, Idaho 83543

the following described real estate, situated in Crescent Valley, in the County of Eureka, State of Nevada:

Legal Description: Southwest Quarter (SW1/4) of Northeast Quarter (NE1/4) of Southeast Quarter (SE1/4) of Section 1, Township 29 North, Range 48 East, M.D.B. & M.;

Description is as it appears in Document No. 77806, Official Records, Eureka County, Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

**Grantor Signatures:**

DATED: 1-12-2017

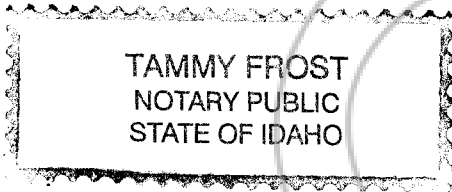
[Signature]

David M. Raynor  
102 Birch st.  
Nezperce, Idaho, 83543

STATE OF IDAHO, COUNTY OF LEWIS, ss:

On this 4<sup>th</sup> day of January, 2017, before me,  
Tammy Frost, personally appeared David M. Raynor, known to me  
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument  
and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and  
official seal.



[Signature]

Notary Public

Deputy Clerk

Title (and Rank)

My commission expires 09/22/22

Notary Address:

ALESIA WINNER  
CLERK, AUDITOR & RECORDER  
510 OAK ST RM #1  
NEZPERCE, IDAHO 83543

Mail Tax Statements To:  
Robert Scott Baker  
102 Birch St.  
Nezperce, Idaho 83543

[SIGNATURE PAGE FOLLOWS]

COPY

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Page 1 of 1 Fee: \$16.00
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STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 005-420-20
b)
c)
d)

2. Type of Property:

- a) [X] 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

FOR RECORDER'S OPTIONAL USE ONLY

Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property

\$ 1,554.00
Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
b. Explain Reason for Exemption: property is a gift from uncle to nephew.

5. Partial Interest: Percentage being transferred: 100 %

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 Capacity Owner
Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: DAVID M. RAGNER
Address: PO Box 111
City: Nezperce
State: Idaho Zip: 83543

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: ROBERT S. BAKER
Address: PO Box 111
City: Nezperce
State: Idaho Zip: 83543

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

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