

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

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

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

STATE OF IDAHO, COUNTY OF LEWIS, ss:

On this 4th 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.

TAMMY FROST
NOTARY PUBLIC
STATE OF IDAHO

Tammy Frost
Notary Public

Deputy Clerk
Title (and Rank)

My commission expires 07/22/22

Notary Address:

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



0232342

Book: 598
Page: 137

01/11/2017
Page: 2 of 3

Mail Tax Statements To:
Robert scott Baker
102 Birch st.
Nezperce, Idaho 83543

[SIGNATURE PAGE FOLLOWS]

COPY



0232342

Book 598

Page: 138

01/11/2017

Page: 3 of 3

DOC # DV-232342

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STATE OF NEVADA
DECLARATION OF VALUE FORM

Eureka County - NV

Lisa Hoehne - Recorder

1. Assessor Parcel Number(s)

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

Page 1 of 1 Fee: \$16.00
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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 _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 1,554.00
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 [Signature] Capacity Owner

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED