

DOC # 0232978

05/08/2017

10:55 AM

Official Record

Recording requested By  
GORDON OSTER

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: CH

Book- 601 Page- 0134

QUIT CLAIM DEED

APN: 003-012-Q3

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: GORDON + JOAN OSTER

Address: 4025 N. Columbine St.

City/State/Zip: BOISE, ID. 83713



0232978

THIS INDENTURE WITNESS That the GRANTOR(S): Shane Elaine Riggs Trustee  
of the Sally Yerby Trust for and in consideration of  
Twenty Dollars (\$ 20.00 ) do hereby QUIT CLAIM

the right, title and interest, if any, which GRANTOR(S) may have in all that real property, the receipt of which  
is hereby acknowledged, to the GRANTEE(S): GORDON + JOAN OSTER whose  
address is (if applicable): 4025 N. COLUMBINE ST, situate in the  
City of Boise, County of ADA, State of IDAHO. All

that certain property in the County of Eureka, State of Nevada bounded and described as follows:

(Set forth legal description) LOT 2 OF BLOCK 3 OF CRESCENT VALLEY

RANCH & FARMS.

File # 34551

Together with all and singular hereditament and appurtenances thereunto belonging or in any way  
appertaining to. In Witness Whereof, I/We have hereunto set my hand/our hands on \_\_\_\_\_.

Shane Elaine Riggs Trustee

Signature of Grantor

Signature of Grantor

of the Sally Yerby Family Trust

STATE OF NEVADA )

COUNTY OF EUREKA )

This instrument was acknowledged before me on (date) \_\_\_\_\_.

By (person(s) appearing before notary public) \_\_\_\_\_.

Notary Public

My Commission expires: \_\_\_\_\_.

(Notary Stamp)

SEE ATTACHED

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Ventura )

On May 3 2017 before me, Ryan K. Roberts

Date

Here Insert Name and Title of the Officer

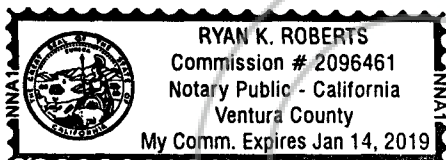
personally appeared Diane Elaine Diggs

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quit Claim

Document Date: N/A

Number of Pages: 2

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



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STATE OF NEVADA  
DECLARATION OF VALUE FORMRecording requested By  
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Page 1 of 1 Fee: \$15.00

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## 1. Assessor Parcel Number(s)

a) 003-012-03  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

## 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 OFFICIAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

## 3. Total Value/Sales Price of Property

\$ 20.00

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 7

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 Gordon & Joan OsterCapacity Buyer

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)Print Name: DIANE DIGGS  
Address: 30506 PORTSIDE PL  
City: AFORCA HILLS  
State: CA Zip: 91301BUYER (GRANTEE) INFORMATION  
(REQUIRED)Print Name: GORDON & JOAN OSTER  
Address: 4025 N. COLUMBINE ST.  
City: BOISE  
State: ID. Zip: 83713COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_