

APN: \_\_\_\_\_  
Recording requested by and mail documents and  
tax statements to:

Name: Michael J. Fipps  
Address: 4475 Reservoir Rd  
City/State/Zip: Fallon, NV 89406

DED104  
Legalformsrus.com  
www.legalformsrus.com

DOC # 0233400

07/10/2017

11:36 AM

**Official Record**

Recording requested By  
LENOLA FIPPS

Eureka County - NV  
Lisa Hoehne - Recorder

Fee: \$15.00

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RPTT:

Recorded By: CH

Book- 602 Page- 0383



0233400

RPTT: \_\_\_\_\_

**QUITCLAIM DEED**

THIS INDENTURE WITNESS That the GRANTOR(S): William and Lenola Fipps

for and in consideration of One Thousand and no/100 Dollars (\$1,000.00)

do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real property, the receipt of which is hereby acknowledged, to the GRANTEE(S): Michael J. Fipps

all that real property situated in the City of Eureka

County of Eureka, State of Nevada

bounded and described as follows: (Set forth legal description and commonly known address)

All that certain real property situate in the southwest 1/4 of the northwest 1/4 of Section 13, T. 19 N., R. 53 E., M.D.B.&M., further described as the westerly portion of the channel of Eureka Canyon, Plat of Eureka Townsite, 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 northwest corner of said Block 18;

THENCE S 17° 59' 18" E. a distance of 485.82 feet;

THENCE S 16° 41' 10" W. a distance of 18.88 feet;

THENCE N 17° 54' 14" W. a distance of 502.28 feet;

THENCE N 77° 19' 38" E. a distance of 10.04 feet to

the TRUE POINT OF BEGINNING.

Containing 5,120 square feet, more or less as shown on a Record of Survey Map filed in the Eureka County Recorder's Office File #155731 Dated November 8, 1994.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto the party of the second part, and to their heirs, executors, administrators and assigns, forever.

LeNola Fipps

7-10-17

State of Nevada

County of Eureka

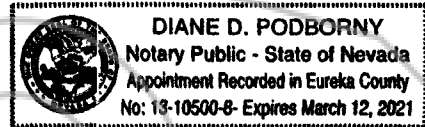
This instrument was acknowledged on the

10<sup>th</sup> day of July, 2017.

By LeNola Fipps

Diane D. Podborny

(Signature of Notarial Officer)



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STATE OF NEVADA  
DECLARATION OF VALUE FORMRecording requested By  
LENOLA FIPPS

## 1. Assessor Parcel Number(s)

- a) \_\_\_\_\_  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

Eureka County - NV

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Page 1 of 1 Fee: \$15.00

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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)

( \_\_\_\_\_ )

Transfer Tax Value:

\$ \_\_\_\_\_

Real Property Transfer Tax Due

\$ \_\_\_\_\_

## 4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5b. Explain Reason for Exemption: mother to son5. 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 Lenola Fipps Capacity Grantor

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

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Lenola Fipps  
 Address: P.O. Box 144  
 City: Eureka  
 State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Michael J. Fipps  
 Address: 4475 Reservoir Rd  
 City: Fallon  
 State: NV Zip: 89406

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

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

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

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