

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

U.S. DEEDS

LISA HOEHNE, RECORDER

2018-235171

05/23/2018 01:51 PM

E07

ASSESSOR'S PARCEL NO. 005-010-24

WHEN RECORDED MAIL TO:

PATSY RUTH JOHNSON, TRUSTEE
7980 3RD AVENUE
HESPERIA, CA 92345

MAIL TAX NOTICES TO:

PATSY RUTH JOHNSON, TRUSTEE
7980 3RD AVENUE
HESPERIA, CA 92345

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PATSY RUTH JOHNSON, an unmarried woman (herein, "Grantor"), whose address is 7980 3rd Avenue, Hesperia, CA 92345, hereby QUITCLAIMS to PATSY RUTH JOHNSON, Trustee, or any successors in trust, under the PATSY JOHNSON LIVING TRUST dated February 2, 2018 and any amendments thereto (herein, "Grantee"), whose address is 7980 3rd Avenue, Hesperia, CA 92345, all of Grantor's right, title and interest in and to that certain real property located in Eureka County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 15th day of May, 2018.

[Signatures on next page.]

GRANTOR:

Patsy Ruth Johnson
PATSY RUTH JOHNSON

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.

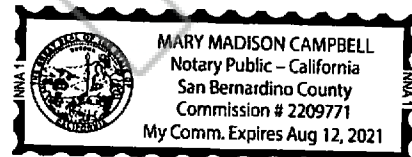
STATE OF California
COUNTY OF San Bernardino

On May 15, 2018 before me, Mary Madison Campbell, the Notary Public, personally appeared Patsy Ruth Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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.

Mary Madison Campbell (Seal)
Signature of Notary Public



Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Patsy Johnson Living Trust dated February 2,
2018

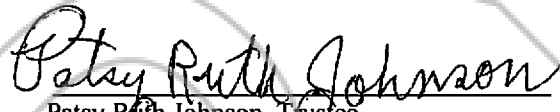

Patsy Ruth Johnson, Trustee
Grantee

EXHIBIT A

Northwest Quarter of Section 11, Township 31 North, Range 48 East, MDB&M., as per Government Survey.

Per NRS 111.312, this legal description was previously recorded as Document No. 121437, in Book 184, Page 110, on September 14, 1988, in the office of the Recorder of Eureka County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 005-010-24
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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ 0.00

Real Property Transfer Tax Due

\$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: Transfer to revocable trust for no consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 Patsy Ruth Johnson Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Patsy Ruth Johnson

Address: 7980 3rd Avenue

City: Hesperia

State: CA Zip: 92345

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Patsy Johnson Living Trust

Address: 7980 3rd Avenue

City: Hesperia

State: CA Zip: 92345

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

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Signature Patsy Ruth Johnson Capacity GRANTEE

Signature _____ Capacity _____

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(REQUIRED)**

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