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LISA HOEHNE, CLERK RECORDER

APN: 001-116-01  
Eureka County, Nevada

**QUITCLAIM DEED**

THIS DEED made this 6<sup>th</sup> day of June, 2019, by and between Eureka County, a political subdivision of the State of Nevada (hereinafter referred to as "GRANTOR") and The Cunningham Sibling Trust dated May 6, 2019, (hereinafter referred to as "GRANTEE").

WITNESSETH:

WHEREAS, the GRANTOR has ordered the abandonment of a portion of public right of way known as Mineral Street and O'Neil Avenue, as shown on the Plat of the Townsite of Eureka Nevada as approved by the United States Department of the Interior, General Land Office on November 19, 1937 and recorded as Document Number 127447 in the Official Records of the County of Eureka, State of Nevada, (hereinafter referred to as "Property").

NOW THEREFORE, the undersigned GRANTOR, for good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, and sell to said GRANTEES, the Property more particularly described in Exhibit "A-1" and shown on Exhibit "B-1", which is incorporated by this reference as if fully set forth herein.

TOGETHER with all and singular tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainders and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF GRANTOR has hereunto signed on the day and year first above written.

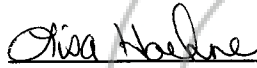
GRANTOR:

THE BOARD OF COUNTY COMMISSIONERS  
Acting as the Town Board for the  
unincorporated town of Eureka, Nevada



J. Goicoechea, Chairman  
Board of Eureka County Commissioners

ATTEST:



Lisa Hoehne, County Clerk

**EXHIBIT "A-1"**

All that real property situate within a portion of Section 13, 14, 23, & 24, Township 19 North, Range 53 East, M.D.B.&M., County of Eureka, State of Nevada, being a portion of Mineral Street & O'Neil Avenue adjoining Block 70 as shown on the Plat of the Townsite of Eureka Nevada, accepted by U.S. Department of the Interior GLO, November 19, 1937 and recorded as Document Number 127447 in the Official Records of the County of Eureka, State of Nevada, more particularly described as follows:

**BEGINNING** at the northwesterly corner of said Block 70;

**THENCE** on a prolongation of the westerly line of said Block 70, North 2°50'39" East, 9.81 feet;

**THENCE** parallel with the northerly line of said Block 70, North 81°47'39" East, 83.16 feet;

**THENCE** South 2°30'00" East, 66.09 feet;

**THENCE** South 79°30'00" West, 42.49 feet to the easterly line of said Block 70;

**THENCE** along said easterly line, North 81°12'21" West, 57.83 feet to the northeasterly corner of said Block 70;

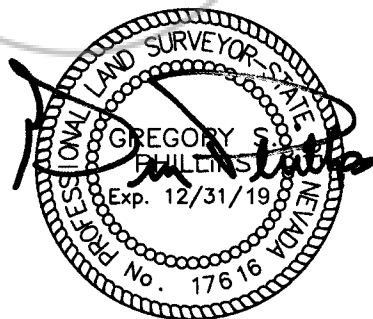
**THENCE** along the northerly line of said Block 70, South 81°47'39" West, 36.02 feet to the point of **BEGINNING** and end of this description.

Containing 3,382 square feet, more or less.

The **BASIS OF BEARINGS** for this description is the Nevada Coordinate System of 1983, East Zone, North American Datum of 1983, NAD 83 (1994). Bearings between National Geodetic Survey control points "Tank" and "Pinto" is taken as North 20°05'44" West.

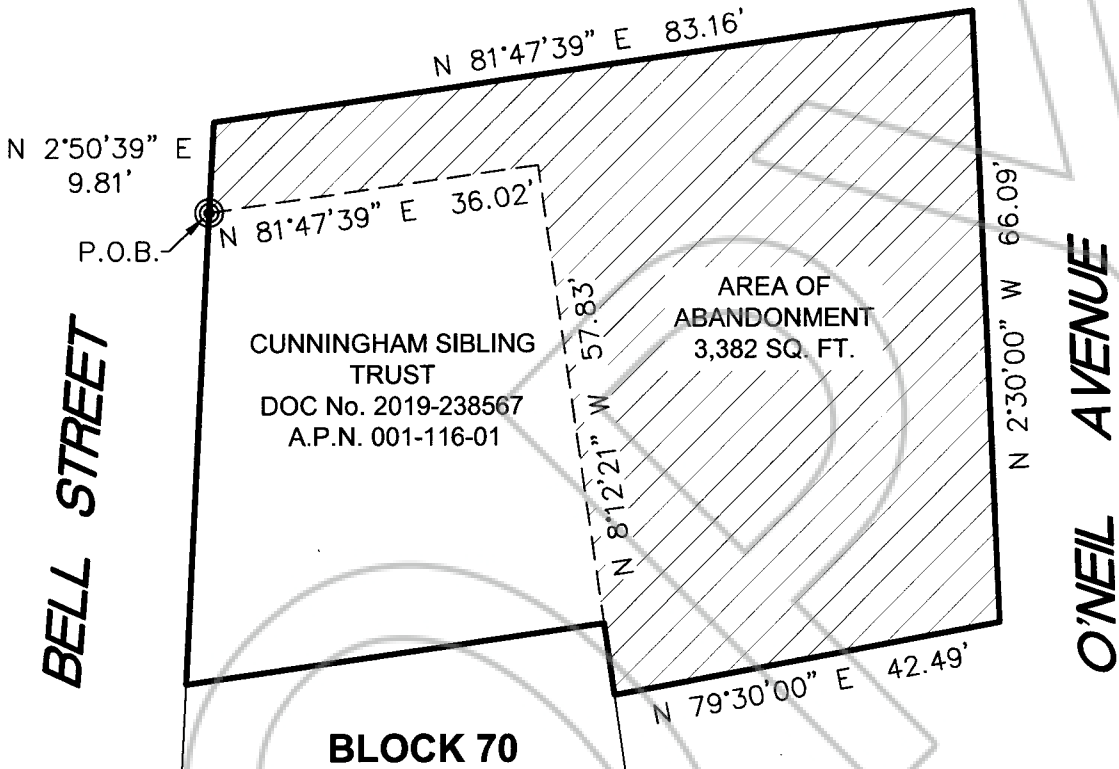
**SEE EXHIBIT "B-1"** attached hereto and made a part hereof.

Prepared By,  
**Lumos & Associates, Inc.**  
Gregory S. Phillips, PLS 17616  
308 N. Curry St., Suite 200  
Carson City, NV 89703



06/06/19

**MINERAL STREET**



**BELL STREET**

**O'NEIL AVENUE**

**CUNNINGHAM SIBLING TRUST**  
DOC No. 2019-238567  
A.P.N. 001-116-01

**AREA OF ABANDONMENT**  
3,382 SQ. FT.

**BLOCK 70**



**LUMOS**  
& ASSOCIATES  
308 N. CURRY ST., SUITE 200  
CARSON CITY, NEVADA 89703  
TEL (775) 883-7077

**EXHIBIT "B-1"**  
**BEING A PORTION OF O'NEIL AVE. &**  
**MINERAL ST., TOWNSITE OF EUREKA, POR.**  
**OF SEC. 13, 14, 23, & 24, T19N, R53E, MDBM**  
**EUREKA COUNTY NEVADA**

Date: JUNE 2019  
Scale: 1" = 20'  
Job No: 9545.000

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 001-116-01
- 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 Abandon Pubic Right of Way

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property**

\$ 6,764.00

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

\$ 6,764.00

Real Property Transfer Tax Due \_\_\_\_\_

\$ 27.30

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- 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 R. J. H. J. Capacity Public Works Director

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

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Eureka County  
Address: 10 S. Main Street  
City: Eureka  
State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: The Cunningham Sibling Trust  
Address: P.O. Box 843  
City: Eureka  
State: NV Zip: 89316

**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