

EUREKA COUNTY, NV

RPTT:\$173.55 Rec:\$35.00

Total:\$208.55

MARY JOHNSON

2019-239348

08/06/2019 10:52 AM

Pgs=3



LISA HOEHNE, CLERK RECORDER

APN # 2-045-05

Recording Requested By:

Name Mary Johnson

Address 16 E Mary Dr

City/State/Zip Prairie, ID 83647

Quit Claim Deed  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

QUIT CLAIM DEED

THIS INDENTURE, made on August 2, 2019 between Wayne L. Morris and Mary O. Johnson, of 16 E Mary Drive, Prairie, ID 83647, the parties of the first part, and Amanda Fawson, of 7016 Cortez Way, Crescent Valley, Nevada, 89821, as tenant, party of the second part.

WITNESSETH:

That parties of the first part, for and in consideration of Ten and no/100 Dollars (\$10.00) in hand paid by party of the second part, the receipt whereof is hereby acknowledged by the parties of the first part, do by those present grant, bargain, sell, convey, warrant and confirm unto the said party of the second part, as tenant, the following described real property situated in the County of Eureka, State of Nevada, to-wit:

That certain tract located in Crescent Valley Subdivision, more specifically Described as Lot 8, in Block 34, of Crescent Valley Ranch and Farms, Unit #1, Parcel #2-045-05 and more commonly recognized as 7016 Cortez Way, Crescent Valley, Nevada, 89821.

SUBJECT, HOWEVER, to such reservations and exceptions as may be contained in conveyances to the grantors, or their predecessors in interest, and further subject to such easement and rights of way as may exist over and across said premises, and any restrictive covenants of record in said Eureka County.

Together with all and singular the above described premises, together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues and profits thereof, and also all the estates, rights, title, interests, right of dower and right of homestead, possession, claim, and demand whatsoever, as well in law as in equity, of the said parties of the first part of, in, or the said premises, and every part or parcel thereof, with the appurtenances thereto belonging, to have and to hold, all and singular the above described premises unto the said party of the second part.

And the said parties of the first part and their heirs and assigns do hereby covenant that they will forever warrant and defend all right, title and interest in and to the said premises and the quiet and peaceful possession thereof unto the said party of the second part, against all acts and deeds of the said parties of the first part, and all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS THEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

Wayne L Morris  
Wayne L Morris  
Mary O Johnson  
Mary O Johnson

STATE OF: Idaho  
COUNTY OF: Canyon

This record was signed before me on this 2nd day of August

20 19 by Wayne L. Morris & Mary O. Johnson.

Blanca Ballesteros  
Notary Signature

BLANCA BALLESTEROS  
Notary Public - State of Idaho  
Commission Number 67522  
My Commission Expires Apr 18, 2022

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) #2-045-05
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |  |  |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex         |
| e) <input type="checkbox"/> Apt. Bldg              | f) <input type="checkbox"/> Comm'l/Ind'l     |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                     |  |

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 44,500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 173.55  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**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 Mary Johnson Capacity Seller

Signature Wayne Morris Capacity Buyer

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

Print Name: Mary Johnson / Wayne Morris  
 Address: 16 E Mary Dr  
 City: Prairie  
 State: Idaho Zip: 83647

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

Print Name: Amanda Fawson  
 Address: 2016 Cortez Valley  
 City: Crescent Valley  
 State: NV Zip: 89821

**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