

APN # 007-210-29

**Recording Requested By:**

Name Marc E. Denison, Esq.

Address 2031 F Street

City/State/Zip Bakersfield, CA 93301

EUREKA COUNTY, NV  
LAND-QTD  
Rec \$37.00  
Total \$37.00  
HAGAN LAW GROUP

**2020-240333**  
**03/19/2020 02:08 PM**  
Pgs=4



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LISA HOEHNE, CLERK RECORDER E09

QUITCLAIM DEED

(Title of Document)

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

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Marc E. Denison, Esq.  
c/o Hagan Law Group, LLP  
2031 F Street  
Bakersfield, CA 93301

**MAIL TAX STATEMENTS TO:**

Eureka Livestock, LLC  
c/o James F. Etcheverry  
16249 Winfield Ave  
Bakersfield, CA 93314

**QUITCLAIM DEED**

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Exemption NRS 375.090 No.9

**FOR VALUABLE CONSIDERATION:** JAMES F. ETCHEVERRY, a single man

**HEREBY REMISES, RELEASES AND QUITCLAIMS TO:** EUREKA LIVESTOCK, LLC, a Nevada limited liability company,

all of his interest in the following real property situated in the County of Eureka, State of Nevada, and legally described as follows:

Township 21 North, Range 53 East, M.D.B.&M

Section 22: SW1/4

EXCEPTING THEREFROM all oil and gas, potash and sodium in said land, reserved by The United States of America in patent recorded July 28, 1969, in Book 30, Page 149, Official Records of Eureka County, Nevada.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the real property, or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any said lands, including but not limited to the following Water Permit:

35012, Certificate No. 12453

TOGETHER WITH all pivots, motors, pumps, panels, and other improvements situate on the aforesaid real property which shall include:

Lockwood Pivot Parts  
2 Spare Pivot Tires

APN: 007-210-29

Dated: February 19, 2020

  
JAMES F. ETCHEVERRY

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT – CIVIL CODE § 1189**

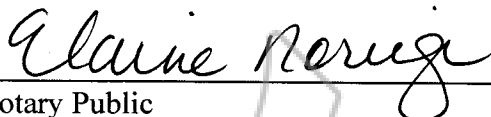
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

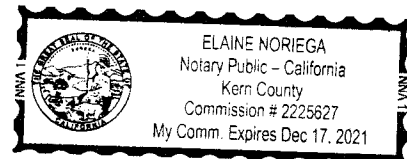
STATE OF CALIFORNIA    )  
  )ss.  
COUNTY OF KERN        )

On February 19, 2020, before me, Elaine Noriega, a Notary Public, personally appeared JAMES F. ETCHEVERRY 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.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a. 007-210-29  
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 RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: *Verified State Business Records*

- 3.a. Total Value/Sales Price of Property \$ 400,000  
b. Deed in Lieu of Foreclosure Only (value of property ( ) )  
c. Transfer Tax Value: \$ 400,000  
d. Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 09  
b. Explain Reason for Exemption: Transfer to a business entity of which grantor is 100% owner.

**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: *James F. Etcheverry* Capacity: Grantor

Signature: *James F. Etcheverry for Eureka Livestock, LLC* Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: James F. Etcheverry  
Address: 16249 Winfield Ave  
City: Bakersfield  
State: CA Zip: 93314

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Eureka Livestock, LLC  
Address: HC62, Box 62540  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Marc E. Denison Escrow # \_\_\_\_\_  
Address: 2031 F Street  
City: Bakersfield State: CA Zip: 93301

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED