

EUREKA COUNTY, NV  
LAND-QTD  
Rec:\$37.00  
Total:\$37.00  
AMENS LAW LTD

2020-240517  
05/29/2020 03:02 PM  
Pgs=4



LISA HOEHNE, CLERK RECORDER E06

**APN: 010-510-14  
5-010-29**

WHEN RECORDED MAIL TO:  
AMENS LAW, Ltd.  
Debra M. Amens, Esq.  
P.O. Box 488, Battle Mountain, NV 89820

MAIL TAX STATEMENTS TO:

WAYNE NEBEKER  
3290 Hill Top.  
Battle Mountain, NV 89820

**QUITCLAIM DEED**

JAYNE NEBEKER for valuable consideration awarded in their Decree of Divorce, the receipt of which is acknowledged herein, does hereby QUIT CLAIM her interest to WAYNE NEBEKER, her former Husband, in and to that certain real property located partially in Lander County and Eureka County Nevada, identified as Assessor Parcel Number 5-101-29 (Eureka) and Accessor Parcel Number 010-510-14, and more particularly described as follows:

Parcel 1:

**APN: 5-010-29**  
Township North, Range 48 East, MDB&M. County of Eureka,  
State of Nevada. Section 17: West ¼ 160 acres.

Parcel 2:

**APN: 010-510-14**  
Township North, Range 48 East, MDB&M. County of Lander,  
State of Nevada. Section 18: ½ NE¼ 80 acres.

SUBJECT an existing Lease on said property dated June 17,  
1959, wherein G. McMillan and Dorothy McMillan, husband

and wife, are the Lessors and Magma Power is the Lessee; which Lease was recorded in 1959 in Book 11 of Miscellaneous Records, Page 283, Document No. 35634, in the Office of the Recorder of Lander County, Nevada, and also recorded on August 3, 1959 in Book H of Miscellaneous Records, Page 23, Document No. 34359, in the Office of the Recorder of Eureka County.

SUBJECT an existing Geothermal Resource Lease on said property, dated August 29, 1978, wherein the Board of Trustees of the Leland Stanford University is the Lessor and Chevron U.S.A. Inc. is the Lessee, and the Lessees interest having hereto assigned to Ox Bow Power Company; which Lease was Recorded on September 29, 1978, in Book 160 Official Records, Page 353, Document No, 091914, in the Office of the Recorder of Lander County, Nevada, and also on September 29, 1978, in Book 66 of the Official Records, Page 149, Document No. 66307, in the Office of the Recorder of Eureka County, Nevada.

TOGETHER WITH and all improvements now situate on either above parcels of land and all other rights, privileges, use rights, tenements, hereditaments, easements, and appurtenances thereunto belong or in anywise appertaining, and the revisions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements right of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

Pursuant to NRS 111.312, the legal description provided above was previously recorded in the Documents noted in each legal descriptions in the official records of Lander and Eureka County, State of Nevada.

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IN WITNESS WHEREOF, I hereto execute this instrument and  
QUITCLAIM the property described herein.

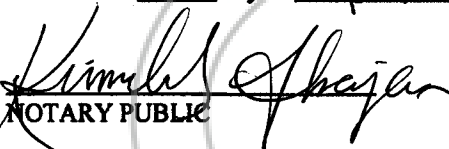
DATED this 24 day of April, 2020.


  
\_\_\_\_\_  
JAYNE NEBEKER

STATE OF NEVADA            )  
  : ss.  
COUNTY OF Lander        )

This instrument was before me, the undersigned, a Notary Public, personally appeared, JAYNE NEBEKER known to me to be the person described herein and who executed the above and foregoing instrument, and she acknowledged to me that she executed the same freely and voluntarily, and for the uses and purposes herein mentioned. Subscribed and sworn to before me.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.  
DATED the 24<sup>th</sup> day of April, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

 KIMBERLY ABRAJAN  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 10-12-2021  
Certificate No: 17-3986-10

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 5-010-29  
 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: \_\_\_\_\_

3.a. Total Value/Sales Price of Property \$ 12,954  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 6  
 b. Explain Reason for Exemption: Transfer between spouses in Compliance  
With a divorce

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 [Signature] Capacity: Grantee  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: Wayne Nebeker  
 Address: 3290 Hilltop Rd  
 City: Battle Mountain  
 State: NV Zip: 89820

**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