

EUREKA COUNTY, NV
LAND-QTD
RPTT:\$31.20
Total:\$31.20
EUREKA COUNTY NV

2020-240745
06/19/2020 01:20 PM
Pgs=5



LISA HOEHNE, CLERK RECORDER

APN: 001-115-03
Eureka County, Nevada

QUITCLAIM DEED

THIS DEED made this 19th day of June, 2020, by and between Eureka County, a political subdivision of the State of Nevada (hereinafter referred to as "GRANTOR") and JERRY TODD and BARBARA TODD, husband and wife and GARRETT TODD, a single man, as joint tenants, (hereinafter referred to as "GRANTEE").

WITNESSETH:

WHEREAS, the GRANTOR has ordered the abandonment of a portion of public right of way known as Bell Street, 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.J. Goicoechea, DVM, Chairman
Board of Eureka County Commissioners

ATTEST:



Lisa Hoehne, Clerk Recorder

EXHIBIT "A-1"

All that real property situate within a portion of Section 23, Township 19 North, Range 53 East, M.D.B.&M., County of Eureka, State of Nevada, being a portion of Bell Street adjoining Block 70 and Block 71 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 southeasterly corner of Lot 7 of said Block 71;

THENCE along the easterly line of said Lot 7, North 2°50'39" East, 127.50 feet to the northeasterly corner of said Lot 7;

THENCE along the northerly line of said Lot 7, North 57°39'21" West, 10.46 feet to a point in a curve concave to the north, having a radius of 100.00 feet, the radius point of said curve bears North 10°17'41" East ;

THENCE leaving said northerly line, easterly along said curve a distance of 39.45 feet, through a central angle 22°36'16" to a point on the westerly line of said Block 70;

THENCE along said westerly line, South 2°50'39" West, 129.43 feet to the southwesterly corner of said Block 70;

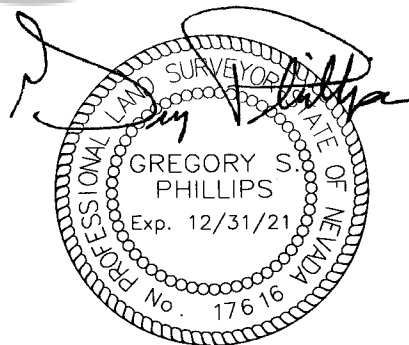
THENCE South 81°47'39" West, 30.57 feet to the point of **BEGINNING** and end of this description.

Containing 3,916 square feet, more or less.

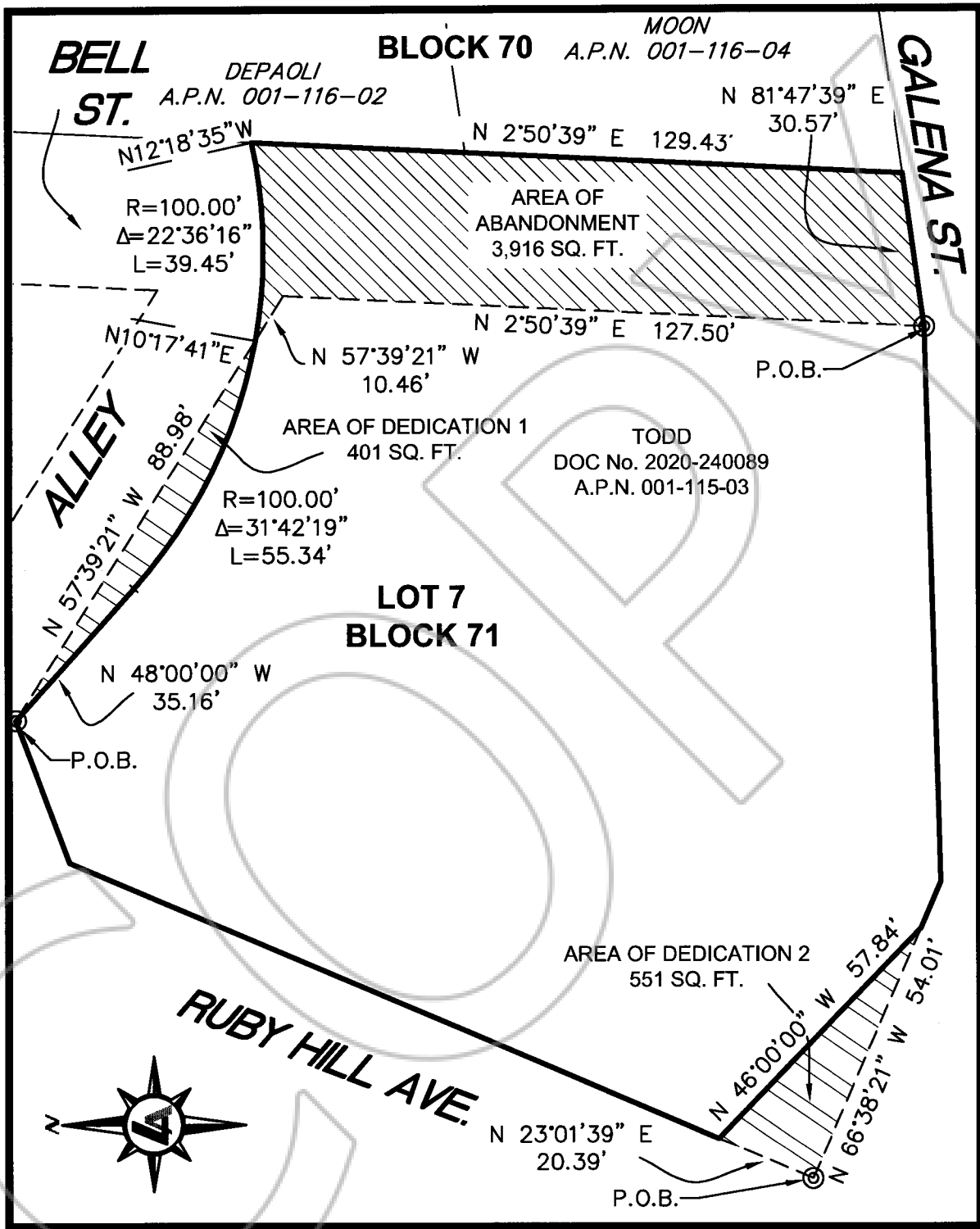
The **BASIS OF BEARINGS** for this description is the Nevada Coordinate System of 1983, East Zone, North American Datum of 1983, NAD 83 (1994). Bearing between National Geodetic Survey control points "Tank" and "Pinto" is taken as North 20°05'44" West.

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



06/09/20



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

EXHIBIT "B-1"
BEING A PORTION OF BELL ST. & LOT 7 OF
BLOCK 71, TOWNSITE OF EUREKA, POR. OF
SEC. 23, T19N, R53E, MDBM

EUREKA COUNTY **NEVADA**

Date: JUNE 2019
 Scale: 1" = 30'
 Job No: 10063.000

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-115-03
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- Other Abandon Right of Way

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 7,832.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ 7,832.00

Real Property Transfer Tax Due \$ 31.20

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 Jayce Jeppesen Capacity Agent for Eureka County

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: Jerry and Barbara Todd
Address: P.O. Box 73
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