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LISA HOEHNE, CLERK RECORDER

E02

APN: 001-115-02 & 03
Eureka, Nevada

QUITCLAIM DEED

THIS DEED made this 12th day of June, 2020, by and between JERRY TODD and BARBARA TODD, husband and wife and GARRETT TODD, a single man, as joint tenants, (hereinafter referred to as "GRANTOR") and Eureka County, a political subdivision of the State of Nevada (hereinafter referred to as "GRANTEE").

WITNESSETH:

WHEREAS, the GRANTOR is the owner of those certain parcels located in Eureka County, Nevada generally described as a portion of Lot 7 of Block 71, and a portion of Lot 6 of Block 71 as described in Grant, Bargain, and Sale Deed Document Number 2020-240089, of 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 GRANTEE, for use as a public roadway right of way and public utility easement forever, a portion of the Property more particularly described in Exhibit "A-2" and "A-3", and shown on Exhibit "B-2" and "B-3" respectively, 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.

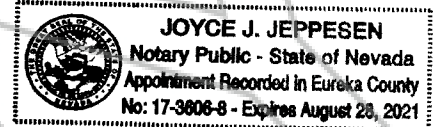
GRANTOR:


JERRY TODD

STATE OF Nevada)

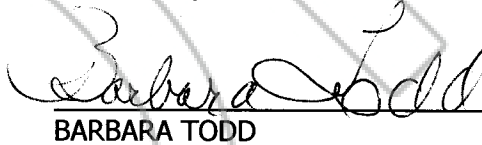
: SS.

COUNTY OF Eureka)



On this 12th day of June, 2020, before me, the undersigned, a Notary Public in and for Eureka County and State of Nevada, appeared Jerry Todd, known to me to be the persons who executed the above and foregoing instrument, and who acknowledged to me that they did so freely and voluntarily and for the purposes therein mentioned.

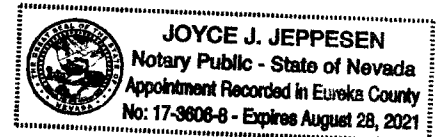

NOTARY PUBLIC


BARBARA TODD


STATE OF Nevada)

: SS.

COUNTY OF Eureka)



On this 12th day of Nevada, 2020, before me, the undersigned, a Notary Public in and for Eureka County and State of Nevada, appeared Barbara Todd, known to me to be the persons who executed the above and foregoing instrument, and who acknowledged to me that they did so freely and voluntarily and for the purposes therein mentioned.

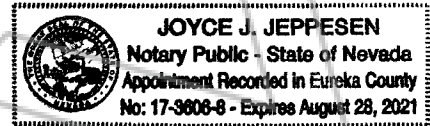

NOTARY PUBLIC

Garrett Todd
GARRETT TODD

STATE OF Nevada)

: ss.

COUNTY OF Eureka)



On this 12th day of June, 2020, before me, the undersigned, a Notary Public in and for Eureka County and State of Nevada, appeared Barbara Todd, known to me to be the persons who executed the above and foregoing instrument, and who acknowledged to me that they did so freely and voluntarily and for the purposes therein mentioned.

Joyce Jeppesen
NOTARY PUBLIC

EXHIBIT "A-2"

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 Lot 7 of 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:

AREA OF DEDICATION 1

BEGINNING at a point on the northerly line of said Lot 7, said point being the easterly corner of that parcel designated as Parcel S-780-EU-002.022 recorded in Document Number 213247 on April 21, 2009 in the Official Records of the County of Eureka, State of Nevada;

THENCE along said northerly line, South 57°39'21" East, 88.98 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, westerly along said curve a distance of 55.34 feet, through a central angle 31°42'19";

THENCE North 48°00'00" West, 35.16 feet to the point of **BEGINNING** and end of this description.

Containing 401 square feet, more or less.

AREA OF DEDICATION 2

BEGINNING at the southwesterly corner of said Lot 7;

THENCE along the westerly line of said Lot 7, North 23°01'39" East, 20.39 feet;

THENCE leaving said line, South 46°00'00" East, 57.84 feet to a point on the southerly line of said Lot 7;

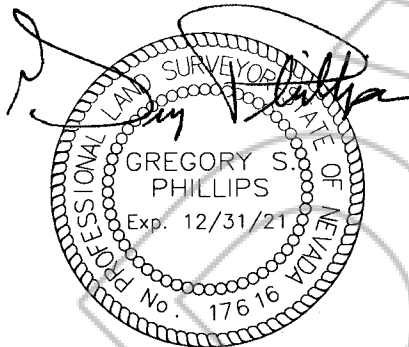
THENCE along said southerly line, North 66°38'21" West, 54.01 feet to the point of **BEGINNING** and end of this description.

Containing 551 square feet, more or less.

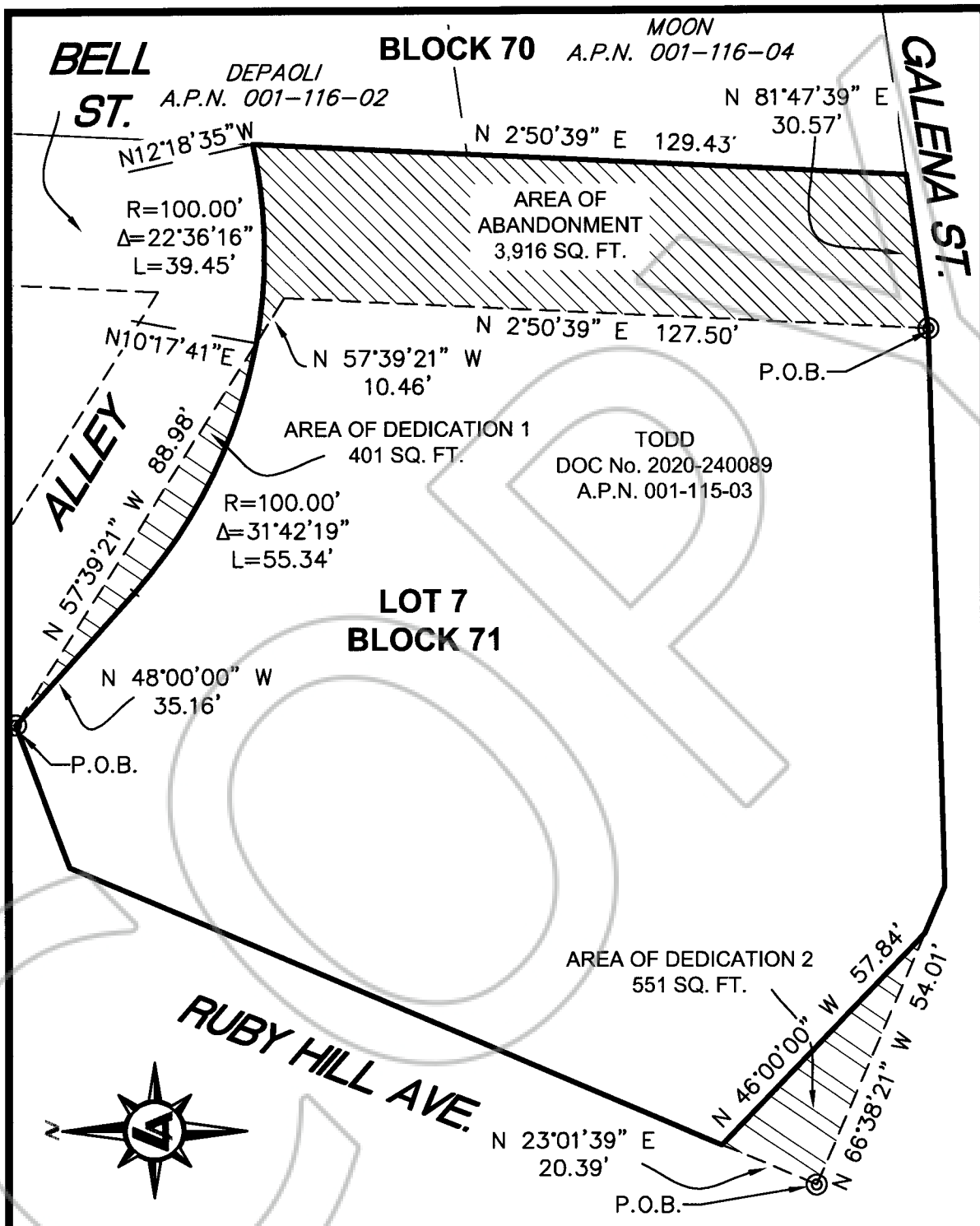
The **BASIS OF BEARINGS** for these description is the Nevada Coordinate System of 1983, East Zone, North American Datum of 1983, NAD 83 (1994). Bearing between National Geodetic Survey control points "Tank" and "Pinto" is taken as North 20°05'44" West.

SEE EXHIBIT "B-2" 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-2"
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

EXHIBIT "A-3"

All that real property situate within a portion of Sections 14 & 23, Township 19 North, Range 53 East, M.D.B.&M., County of Eureka, State of Nevada, being a portion of Lot 6 of 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:

All of Parcel 2 as described in that certain Grant, Bargain, Sale Deed recorded as Document Number 2020-240089 on February 18, 2020 in the Official Records of the County of Eureka, State of Nevada.

SEE EXHIBIT "B-3" attached hereto and made a part hereof.

CUNNINGHAM
A.P.N. 001-116-XX

DEPAOLI
A.P.N. 001-116-02

BLOCK 70

BELL STREET

CARDINALLI
A.P.N. 001-115-01

PARCEL 2
DOC. NO. 2020-240089
A PORTION OF LOT 6

AREA OF DEDICATION
2,968 SQ. FT.

ALLEY

TODD
A.P.N. 001-115-03

BLOCK 71

RUBY HILL AVE.



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

EXHIBIT "B-3"
BEING A PORTION OF LOT 6 OF BLOCK 71
TOWNSITE OF EUREKA
POR. OF SEC. 14 & 23, T19N, R53E, MDBM
EUREKA COUNTY NEVADA

Date: JUNE 2019
Scale: 1" = 20'
Job No: 10063.000

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-115-02
b) 001-115-03
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 Right of Way

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 7,840.00

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ Exempt

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 2

b. Explain Reason for Exemption: Public Entity

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 Public Works Director

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jerry and Barbara Todd

Address: P.O. Box 73

City: Eureka

State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Eureka County

Address: P.O. Box 714

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