

EUREKA COUNTY, NV  
LAND-QTD  
RPTT:\$97.50 Rec:\$37.00  
Total:\$134.50  
FRED JOHN DANN

**2021-243514**  
**01/06/2021 11:32 AM**  
Pgs=5

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)



00010848202102435140050054

LISA HOEHNE, CLERK RECORDER

**APN#** 005-470-40

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

**QUITCLAIM DEED**

Document Title on cover page must appear EXACTLY as the first page of the document  
to be recorded.

**RECORDING REQUESTED BY:**

Fred John Dann, or Frank Ray Dann

**RETURN TO: Name** Skeeter (Marrianna) Lipe

**Address** HC 66 Box 27

**City/State/Zip** Crescent Valley, NV 89821

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name** Fred John Dann, or Frank Ray Dann

**Address** 8074 Airport Ave. HC 66 Box 1914

**City/State/Zip** Crescent Valley, NV 89821

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

**Prepared By**

Richard Milroy  
61 Feather Sound Dr  
Henderson, Nevada  
89052

**After Recording Return To**

Skeeter (Marrianna) Lipe  
HC 66 Box 27  
Crescent Valley, Nevada  
89821

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Space Above This Line for Recorder's Use

**NEVADA QUIT CLAIM DEED**

State of Nevada

Eureka County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty Five Thousand Dollars (\$25,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Ruby View Investments LLC with Richard Milroy acting as the Managing Member with a mailing address of 61 Feather Sound Dr, Henderson, Nevada, 89052.  
The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to:

Fred John Dann, a married individual, residing at 8074 Airport Ave , HC 66 Box 1914,  
Crescent Valley, Nevada, 89821

Frank Roy Dann, a married individual, residing at 8074 Airport Ave, HC 66 Box 1914,  
Crescent Valley, Nevada, 89821

(hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Eureka County, Nevada, to-wit:

Eureka County - Sectional Land, Eureka, NV 89316. File # 563434. Legal Description: TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M Section 33: NE1/4NW1/4; NE1/4NW1/4; S1/2NW1/4NW1/4; SW1/4SW1/4NW1/4; N1/2SW1/4NW1/4; EXCEPTING THEREFROM all petroleum, natural gas, and products derived therefrom within or underlying said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature \_\_\_\_\_

Print Name: Richard Milroy

Address: 61 Feather Sound Dr, Henderson, Nevada, 89052

Date December 17 2020

State of Nevada

County of Clark

This instrument was acknowledged before me on

12/17/2020

by Richard A. Milroy

Saholizah Walsh  
Signature of Notarial Officer

State of Nevada)

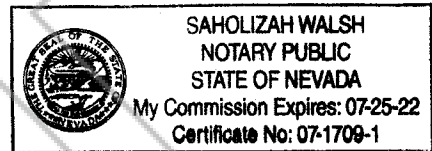
County of Clark)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard M. Inouy whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 17<sup>th</sup> day of December, 2020

Saholizah Walsh (SEAL)  
Notary Public

My Commission Expires: 07-25-2020



**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a. 005-470-40  
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**

\$ 25,000.00

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )

c. Transfer Tax Value: \$ \_\_\_\_\_

d. Real Property Transfer Tax Due \$ 97.50

**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  Capacity: Managing Director

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Richard A Milroy Jr

Address: 61 Feather Sound Dr.

City: Henderson

State: NV Zip: 89052

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

Print Name: Fred John Dann, Frank Ray Dann

Address: 8074 Airport Ave. HC 66 Box 1914

City: Crescent Valley

State: NV Zip: 89821

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

Print Name: Skeeter Marrianna Lipe

Address: HC 66 Box 27

City: Crescent Valley

Escrow # \_\_\_\_\_

State: NV Zip: 89821

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED