

EUREKA COUNTY, NV
LAND-QTD
RPTT:\$9.75 Rec:\$37.00
Total:\$46.75

2021-244597
03/25/2021 09:59 AM
Pgs=3

JOE AND LAUREN LUBY



00011994202102445970030035

LISA HOEHNE, CLERK RECORDER

APN: 001-104-06

R.P.T.T. \$ _____

Recording requested by:

Joe O. Luby, III and Lauren E. Luby
P.O. Box 932
Eureka, NV 89316

When recorded return to:

Joe O. Luby, III and Lauren E. Luby
P.O. Box 932
Eureka, NV 89316

Mail future tax statements to:

Joe O. Luby, III and Lauren E. Luby
P.O. Box 932
Eureka, NV 89316

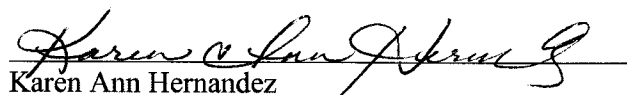
QUITCLAIM DEED

For valuable consideration, the receipt of which is hereby acknowledged, Karen Ann Hernandez, as to a 27.5% total interest held as a tenant in common, does hereby release and quitclaim to Joe O. Luby, III and Lauren E. Luby, husband and wife, to be held as joint tenants with rights of survivorship, all such right, title, and interest to that real property situated in the County of Eureka, State of Nevada, described as follows:

All of Lots 11 and 12, in Block 5 of the Town of Eureka, County of Eureka, State of Nevada, as described and laid down upon the official plat of the said Townsite of Eureka and approved by the U.S. General Land Office on November 19, 1937, and on file in the office of the Eureka County Recorder, Eureka, Nevada.

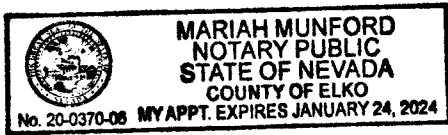
Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, together with all water and water rights, ditches and ditch rights, appurtenant thereto or used in connection therewith.

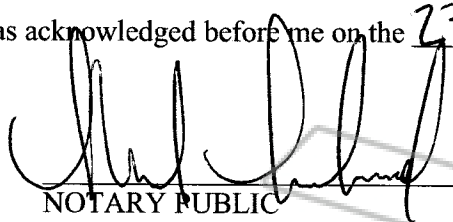
Witness my hand on this 23 day of March, 2021.


Karen Ann Hernandez

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

The foregoing Quitclaim Deed was acknowledged before me on the 23 day of March 2021 by Karen Ann Hernandez.





NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- a) 001-104-06
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
i) ☐ Other

FOR RECORDERS OPTIONAL USE ONLY:

Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of Property: _____
Transfer Tax Value: _____
Real Property Transfer Tax Due: _____

\$ 2,475,000
\$ _____
\$ _____
\$ _____

4. If Exemption Claimed:

- a. Transfer tax exemption, per NRS 375.090, Section: N/A
b. Explain reason for exemption: N/A

5. Partial Interest: Yes Percentage being transferred: 27.5%

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 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: Self

SELLER (GRANTOR) INFORMATION

Print Name: Karen Ann Hernandez
Address: 1730 Celtic Way
City: Elko
State: NV Zip: 89801

BUYER (GRANTEE) INFORMATION

Print Name: Joe O. Luby, III and Lauren E. Luby
Address: P.O. Box 932
City: Eureka
State: NV Zip: 89316

Company/Person Requesting Recording: (Required if not the Seller or Buyer)

ESCROW # N/A