

**RECORDING COVER PAGE**

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

EUREKA COUNTY, NV	<b>2021-244617</b>
RPTT:\$0.00 Rec:\$37.00	<b>04/05/2021 08:38 AM</b>
\$37.00 Pgs=5	
ADVANTAGE TITLE, LLC	
LISA HOEHNE, CLERK RECORDER	E06

**APN#** 002-032-23

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>)  
FILE NUMBER: CF-NV-151940

**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:**

**ADVANTAGE TITLE, LLC**

**RETURN TO: Name** ADVANTAGE TITLE, LLC

**Address** 137 MAIN STREET

**City/State/Zip** BAY ST. LOUIS, MS 39520

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

**Name** CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

**Address** 3701 ARCO CORPORATE DRIVE, SUITE 200

**City/State/Zip** 3701 ARCO CORPORATE DRIVE, SUITE 200

This page provides additional information required by NRS 111.312 Sections 1-2.  
To print this document properly, do not use page scaling.  
P:\Common\Forms & Notices\Cover Page Template Oct2017

ASSESSOR'S PARCEL NO. 002-032-23

**WHEN RECORDED MAIL TO:**

JOSEPH R. BOWSER  
352 3RD STREET  
CRESCENT VALLEY, NV 89821

**MAIL TAX NOTICES TO:**

JOSEPH R. BOWSER  
352 3RD STREET  
CRESCENT VALLEY, NV 89821

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOSEPH R. BOWSER, an unmarried man, and KAREN L. BOWSER, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 352 3rd Street, Crescent Valley, NV 89821, hereby QUITCLAIMS to JOSEPH R. BOWSER, an unmarried man (herein, "Grantee"), whose address is 352 3rd Street, Crescent Valley, NV 89821, all of Grantor's right, title and interest in and to that certain real property located in Eureka County, Nevada, more particularly described as follows:

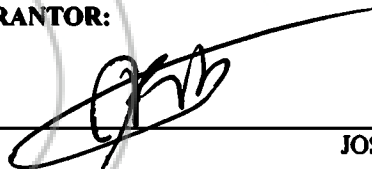
SEE EXHIBIT A ATTACHED HERETO.

Property street address: 352 3rd Street, Crescent Valley, NV 89821

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 26<sup>th</sup> day of March, 2021

GRANTOR:

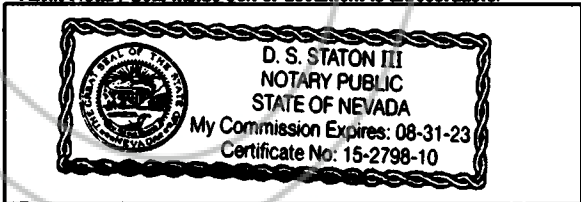


JOSEPH R. BOWSER

STATE OF Nevada  
COUNTY OF Eureka

This instrument was acknowledged before me on 3/26/2021, by JOSEPH R. BOWSER.

Affix Notary Seal inside box or document is unrecordable.



  
NOTARY PUBLIC

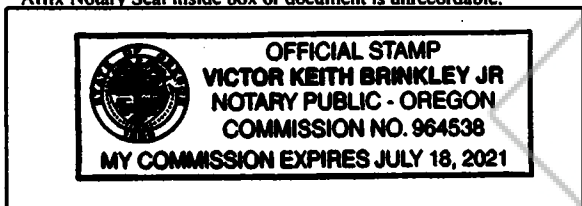
GRANTOR:

Karen L. Bowser  
KAREN L. BOWSER

STATE OF Oregon  
COUNTY OF Lane

This instrument was acknowledged before me on January 16, 2021, by KAREN L. BOWSER.

Affix Notary Seal inside box or document is unrecordable.



[Signature]  
NOTARY PUBLIC

*COPIES*

\*\*\*\*\*

**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



\_\_\_\_\_  
JOSEPH R. BOWSER  
Title: Grantee

COPY

**EXHIBIT A**

LOT 22, BLOCK 12, OF CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, AS FILE NO. 34081.

EXCEPTING THEREFROM, ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, AND ALL RIGHTS THERETO, AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY IN DEED TO H. J. BUCHENAU AND ELSIE BUCHENAU, RECORDED SEPTEMBER 24, 1951, IN BOOK 24 OF DEEDS AT PAGE 168, EUREKA COUNTY, NEVADA.

TOGETHER WITH THE TENEMENTS, HEREDITAMENT AND APPURTENANCES THEREUNTO BELONGING OR APPERTAINING, AND THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF.

TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATE THEREON.

Per NRS 111.312, this legal description was previously recorded as Document No. 224990, in Book 0556, Page 0001, on October 16, 2013, in the office of the Recorder of Eureka County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-032-23  
 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 6  
 b. Explain Reason for Exemption: Pursuant to a dissolution of marriage.

5. Partial Interest: Percentage being transferred: 100.00 %

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 GRANTOR

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

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

Print Name: JOSEPH R. BOWSER  
 Address: 352 3rd Street  
 City: Crescent Valley  
 State: NV Zip: 89821

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

Print Name: JOSEPH R. BOWSER  
 Address: 352 3rd Street  
 City: Crescent Valley  
 State: NV Zip: 89821

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

Print Name: KELCIE COOTE Escrow #: \_\_\_\_\_  
 Address: 137 MAIN STREET  
 City: BAY SAINT LOUIS State: MS Zip: 39520