

A.P.N.: 003-022-01  
File No: 125-2648927 (tw)

EUREKA COUNTY, NV  
RPTT:\$0.00 Rec:\$37.00  
\$37.00 Pgs=2  
FIRST AMERICAN TITLE SPARKS  
LISA HOEHNE, CLERK RECORDER

**2022-247935**  
04/01/2022 03:47 PM  
E05

When Recorded Return and Send Tax Statements To:  
Thomas Ramirez  
. P.O. BOX 4199  
. West Wendover, NV 89883

R.P.T.T.: \$0.00 Exempt #5

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Anastassia Pravdychenko, spouse of the Grantee**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**Thomas Ramirez, a married man as his sole and separate property**

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Eureka**, State of **Nevada**, described as follows:

**LOT 4, BLOCK 1, CRESCENT VALLEY RANCH AND FARMS, UNIT NO. 3 SUBDIVISION AS SHOWN UPON MAP THEREOF, RECORDED NOVEMBER 5, 1959 AS FILE 34551 IN THE RECORDER'S OFFICE, EUREKA COUNTY, NEVADA.**

***"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."***

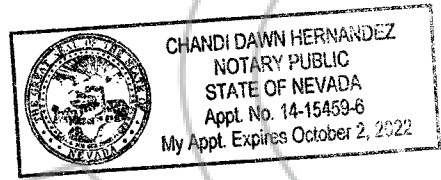
[Signature] 0428.22  
Anastassia Pravdychenko Date

STATE OF Nevada )  
COUNTY OF Elko )  
:SS.

This instrument was acknowledged before me on this:  
28th day of March 2022,

By: **Anastassia Pravdychenko**  
[Signature]

Notary Public  
(My commission expires: 10/2/2022 )



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-022-01
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$-0-
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- c) Transfer Tax Value: \$-0-
- d) Real Property Transfer Tax Due: \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: Deed to remove spouse not on title with no consideration.

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: [Signature]  
Signature: \_\_\_\_\_

Capacity: E.A.  
Capacity: \_\_\_\_\_

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

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

Print Name: Anastassia Pravdvchenko  
Address: P.O. Box 4199  
City: West Wendover  
State: NV Zip: 89883

Print Name: Thomas Ramirez  
Address: P.O. Box 4199  
City: West Wendover  
State: NV Zip: 89883

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

First American Title Insurance  
Print Name: Company  
Address: 4860 Vista Blvd, Suite 200  
City: Sparks

File Number: 125-2648927 tw/ tw  
State: NV Zip: 89436

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)