

EUREKA COUNTY, NV

2022-248010

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=4

04/29/2022 02:08 PM

MCCONNELL LAW OFFICE

LISA HOEHNE, CLERK RECORDER

E09

APN: 002-014-10

RECORDING REQUESTED BY AND RETURN TO:

McConnell Law Office

950 Idaho Street

Elko, Nevada 89801

QUITCLAIM DEED

(Title of Document)

APN: 002-014-10

Send Tax Statements to:
JNC Arnold Properties, LLC
P.O. Box 1688
Elko, NV 89803

When recorded, return to:
McConnell Law Office
950 Idaho Street
Elko, NV 89801

QUITCLAIM DEED

FOR CONSIDERATION RECEIVED, **JAMES ARNOLD** (also known as **JAMES A. ARNOLD** and **JAMES ARTHUR ARNOLD**) and **CARRIE ARNOLD** (also known as **CARRIE A. ARNOLD** and **CARRIE ANN ARNOLD**), husband and wife, Grantors, do hereby convey and quitclaim forever to **JNC ARNOLD PROPERTIES SECOND STREET SERIES, LLC**, a Nevada series limited liability company, as Grantee, and to its successors and assigns, forever, all of the Grantors' right, title and interest in and to the property located in the County of Eureka, State of Nevada, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, water rights, if any, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

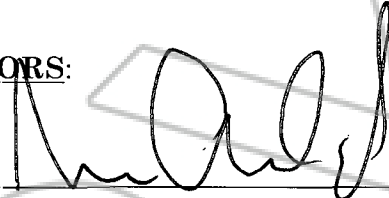
SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

TO HAVE AND TO HOLD the property, with all appurtenances to the Grantee, and to the successors and assigns of the Grantee, forever.

SIGNED this 19 day of April, 2022.

GRANTORS:



JAMES ARNOLD (also known as **JAMES A. ARNOLD** and **JAMES ARTHUR ARNOLD**)



CARRIE ARNOLD (also known as **CARRIE A. ARNOLD** and **CARRIE ANN ARNOLD**)

State of Nevada
County of Elko

This instrument was acknowledged before me on the 19th day of April, 2022, by **JAMES ARNOLD** (also known as **JAMES A. ARNOLD** and **JAMES ARTHUR ARNOLD**) and **CARRIE ARNOLD** (also known as **CARRIE A. ARNOLD** and **CARRIE ANN ARNOLD**).

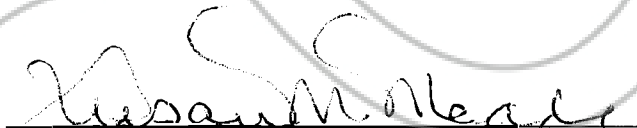
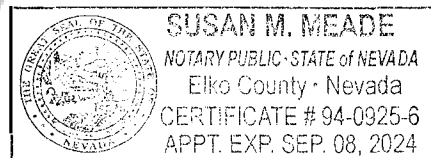

NOTARY PUBLIC

EXHIBIT "A"

All that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

APN: 002-014-10

Parcel 2 as shown on that certain Parcel Map for CATTLEMENS TITLE GUARANTEE COMPANY filed in the Office of the County Recorder of Eureka County, State of Nevada, on May 5, 1995, as File No. 157903, being a portion of Lot 2, Block 8 Crescent Valley Ranch and Farms Unit #1.

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 002-014-10
 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	\$	<u>65,723.00</u>
b. Deed in Lieu of Foreclosure Only (value of property (_____)		<u>0.00</u>
c. Transfer Tax Value:	\$	<u>257.40</u>
d. Real Property Transfer Tax Due	\$	<u>0.00</u>

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 9
 b. Explain Reason for Exemption: A transfer to an entity where the Grantor owns 100% of the entity to which the conveyance is made.

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 [Handwritten Signature] Capacity: AGENT
 Signature [Handwritten Signature] Capacity: AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JAMES & CARRIE ARNOLD
 Address: P.O. BOX 1688
 City: ELKO
 State: NV Zip: 89803

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JNC ARNOLD PROPERTIES SECOND STREET SERIES, LLC
 Address: P.O. BOX 1688
 City: ELKO
 State: NV Zip: 89803

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

Print Name: MCCONNELL LAW OFFICE Escrow # _____
 Address: 950 IDAHO STREET
 City: ELKO State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED