

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=3
VISIONET SYSTEMS
KATHERINE J. BOWLING, CLERK RECORDER E05

2022-248063
05/16/2022 01:24 PM

PARCEL IDENTIFICATION NUMBER: 00739317

File Number: ORG-320235

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

SEND TAX STATEMENTS/BILLS TO:
Trent Gordon and Jessi Gordon
363 EL CENTRO, EUREKA, NV 89316

QUITCLAIM DEED

Exempt: Section NRS 375.090(5): Adding spouse to title

Trent Gordon, a married man who acquired title as a single man, hereinafter grantor, whose tax-mailing address is 363 EL CENTRO, EUREKA, NV 89316, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Trent Gordon and Jessi Gordon, husband and wife as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is 363 EL CENTRO, EUREKA, NV 89316, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that real property situated in the County of Eureka, State of Nevada, bounded and described as follows: Parcel A as shown on that certain Parcel Map for E. A. and L. C. Rasmussen filed in the Office of the County Recorder of Eureka County, State of Nevada, on January 6, 1998, as File No. 115499, being a portion of Lot 3 of Parcel F of Large Division Map, E 1/2 of Section 17, Township 20 North, Range 53 East, M.D.B.&M. APN: 00739317

Property Address is: 363 EL CENTRO, EUREKA, NV 89316

Prior instrument reference: 232597

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on May 4, 2022.

Trent Gordon

Trent Gordon



STATE OF NEVADA

COUNTY OF EUREKA

The foregoing instrument was acknowledged before me on MAY 4, 2022 by Trent Gordon who is personally known to me or has produced DRIVERS' LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Lauren Eagle-DeiHL
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 00739317
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

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ 1.00
b. Deed in Lieu of Foreclosure Only (value of property (_____)
c. Transfer Tax Value: \$ _____
d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
b. Explain Reason for Exemption: Adding spouse to title

5. Partial Interest: Percentage being transferred: 50 %

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 375.070, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Trent Gordon

Capacity: Seller / Buyer

Signature Jessi Gordon

Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Trent Gordon

Address: 363 EL CENTRO, EUREKA, NV 89316

City: _____

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Trent Gordon and Jessi Gordon

Address: 363 EL CENTRO, EUREKA, NV 89316

City: _____

State: _____ Zip: _____

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

Print Name: _____

Escrow # _____

Address: Visionet Systems Inc.

City: 111 Technology Dr

Pittsburgh, PA 15275

State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED