

TAX PARCEL #: 002-054-09

Subd. CVR & FU #1

FILED FOR RECORD AT REQUEST OF:

Joshua John Turner

WHEN RECORDED RETURN TO:

JOSHUA JOHN TURNER

145 Wiseman Ave, Twin Falls, ID 83301, USA

EUREKA COUNTY, NV  
LAND-QTD  
RPTT:\$136.50 Rec:\$37.00  
Total:\$173.50  
JOSHUA JOHN TURNER

2022-248778  
09/22/2022 02:30 PM  
Pgs=6



00016529202202487780060069

KATHERINE J. BOWLING, CLERK RECORDER

### Quitclaim Deed

For and in consideration of \$35,000.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CHRISTOPHER L SILVEIRA, married, of 3 Hillbilly Ln, LOT A, Crescent Valley, NV 89821, USA, (the "Grantor"), conveys, as well as quitclaim, unto JOSHUA JOHN TURNER, not married, of 145 Wiseman Ave, Twin Falls, ID 83301, USA, (the "Grantee") as the sole tenant, the following described real estate (the "Premises"), situated in the County of EUREKA, Nevada, together with all after acquired title of the Grantor in the Premises:

NEVADA, EUREKA COUNTY, BLOCK 31, CV, FIPS COUNTY CODE 32011, APN 00205409, DISCRIPTION CREATED FROM SPLIT OF PARCEL # 00205408, 5/6/99, 20K SQ FT, LOT 100 X 200 FT. SUBDIVISION CVR. &FU # 1, BLOCK 31, SECTION 07 LAT 40.4135, LONG 116.41325.

Being all or part of the same property described in the County Register's Deed Book 483, Page 120

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED: January 20, 2022

### Spousal Acknowledgement

I, SUSAN N SILVEIRA of 3 Hillbilly Ln, LOT A, Crescent Valley, NV 89821, USA, spouse of CHRISTOPHER L SILVEIRA, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: \_\_\_\_\_

STATE OF NEVADA

COUNTY OF \_\_\_\_\_

On this day personally appeared before me SUSAN N SILVEIRA, the "Grantor's spouse", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Spousal Acknowledgement was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

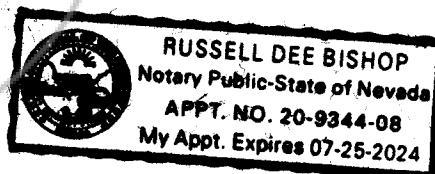
GIVEN under my hand and official seal this 20th day of January, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Nevada

County of \_\_\_\_\_

Residing at \_\_\_\_\_

My Commission Expires \_\_\_\_\_



**Grantor Acknowledgement**

STATE OF NEVADA

COUNTY OF Esmeralda

On this day personally appeared before me CHRISTOPHER L SILVEIRA, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Quitclaim Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

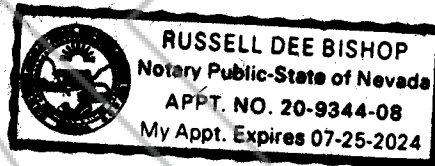
GIVEN under my hand and official seal this 20th day of January, 2022.

Russell Dee Bishop  
Notary Public in and for the State of Nevada

County of Esmeralda

Residing at Crescent Valley

My Commission Expires 7-25-2024



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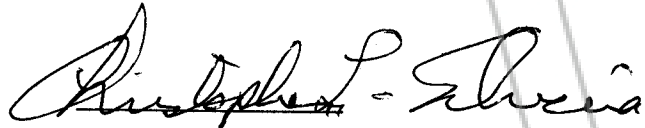
Signed in the presence of:



Signature

Russell Bishop

Name



CHRISTOPHER L SILVEIRA

COPY

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Send Subsequent Tax Bills to:	Drafted By:
JOSHUA JOHN TURNER, 145 Wiseman Ave, Twin Falls, ID 83301, USA	CHRISTOPHER L SILVEIRA

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 002-054-09  
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 RECORDER'S OPTIONAL USE ONLY

Book \_\_\_\_\_ Page \_\_\_\_\_  
Date of Recording \_\_\_\_\_  
Notes \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 35,000

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value:

\$ \_\_\_\_\_

Real Property Transfer Tax Due

\$ 136.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

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] Capacity \_\_\_\_\_

Signature [Signature] Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Susan Silveira  
Address: 3111 Birkman  
City: Casaca NV  
State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Joshua Turner  
Address: 145 Wiseman Ave  
City: Twin Falls  
State: ID Zip: 83301

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED