

TAX PARCEL #:

001-143-03

FILED FOR RECORD AT REQUEST OF:

Richard Temples

WHEN RECORDED RETURN TO:

Richard Temples, PO Box 63, Eureka, NV 89316

EUREKA COUNTY, NV

LAND-QTD

RPTT:\$130.65 Rec:\$37.00

Total:\$167.65

RICHARD TEMPLES

**2023-250768**

**06/30/2023 10:20 AM**

Pgs=5



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KATHERINE J. BOWLING, CLERK RECORDER

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### Quitclaim Deed

For and in consideration of \$45,000.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John Miles and Ann Hines Miles as trustees of John and Ann Miles Family Trust, dated February 1, 2019, (the "Grantor"), conveys, as well as quitclaims, unto Richard Temples, not married, of PO Box 63, Eureka, NV 89316, (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:

620 West McCoy Steet, real property situated in the County of Eureka, State of Nevada, Lot 3, Block A, RUBY HILL ESTATES; Township of Eureka, State of Nevada, as per map filed in the Eureka County, Nevada Records Office, File #98941, excepting and reserving, however to the United States, pursuant of the provisions of the Act of August 1, 1946 all uranium, thorium, and any other material.

Being all or part of the same property described in the County Register's Deed Book 329, Page 066.

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.

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DATED: June 12, 2023

Signed in the presence of:

Jessica Deann Rose Crossman

Witness signature

Jessica Deann Rose Crossman

Witness name

John and Ann Miles Family Trust

Trustees:

[Signature]  
John Miles

[Signature]  
Ann Hines Miles

**Grantor Acknowledgement**

STATE OF NEVADA

COUNTY OF Lyon

On this day personally appeared before me John Miles, and Ann Hines Miles on behalf of and with the authority of John and Ann Miles Family Trust, 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.

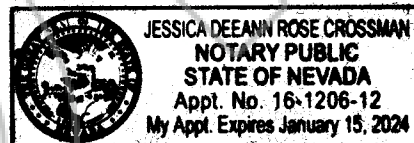
GIVEN under my hand and official seal this 12<sup>th</sup> day of June, 2023.

Jessica Deeann Rose Crossman  
Notary Public in and for the State of Nevada

County of Lyon

Residing at Lyon County, Nevada

My Commission Expires January 15, 2024



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<b>Send Subsequent Tax Bills to:</b> Richard Temples, PO Box 63, Eureka, NV 89316	<b>Drafted By:</b> John Miles for John and Ann Miles Family Trust; Ann Hines Miles for John and Ann Miles Family Trust
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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 001-143-03  
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 RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property**

\$ 33,298

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

Transfer Tax Value: \$ 130.65

Real Property Transfer Tax Due \$ 130.65

**4. If Exemption Claimed:**

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

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

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 Richard Temple Capacity Grantee

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

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

Print Name: John Miles  
Address: P.O. Box 943  
City: Dayton  
State: NV Zip: 89403

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

Print Name: Richard Temple  
Address: P.O. Box 63  
City: Eureka  
State: NV Zip: 89316

**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