

EUREKA COUNTY, NV
LAND-QTD
Rec:\$37.00
Total:\$37.00
MARIA URENA

2023-251256
11/02/2023 12:03 PM
Pgs=6



KATHERINE J. BOWLING, CLERK RECORDER

TAX PARCEL #:

001-071-16, 001-071-17

FILED FOR RECORD AT REQUEST OF:

SANTIAGO CASAS MARTINEZ

WHEN RECORDED RETURN TO:

MARIA DEL REFUGIO ADRIANA URENA, PO

Box 233 Eureka, NV 89316, USA

THIS SPACE PROVIDED FOR RECORDER'S USE

Quitclaim Deed

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MARIA DEL REFUGIO ADRIANA URENA, not married, of PO Box 233 Eureka, NV 89316, USA, and SANTIAGO CASAS MARTINEZ, not married, of Eureka, NV 89316, USA, (collectively the "Grantor"), conveys, as well as quitclaims, unto , MARIA DEL REFUGIO ADRIANA URENA, not married, of PO Box 233 Eureka, NV 89316, 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:

111 N Main Street, Eureka, NV-89316 and 121 N Main Street, Eureka, NV-89316
See Exhibit A attached

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

BK 593, Page 275

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: Nov 2, 2023

Signed in the presence of:

Diane Pedborng
Witness signature

Diane D Pedborng
Witness name

Maria Del Refugio Adriana Urena
MARIA DEL REFUGIO ADRIANA URENA

Santiago Casas M
SANTIAGO CASAS MARTINEZ

Grantor Acknowledgement

STATE OF NEVADA

COUNTY OF Eureka

On this day personally appeared before me MARIA DEL REFUGIO ADRIANA URENA, and SANTIAGO CASAS MARTINEZ, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individuals 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 2nd day of November, 2023

Katherine Bowling
Notary Public in and for the State of Nevada

County of Eureka

Residing at 1125 Ivan Way
Eureka, NV 89310

My Commission Expires May 11, 2027



Send Subsequent Tax Bills to:

MARIA DEL REFUGIO ADRIANA URENA,
PO Box 233 Eureka, NV 89316, USA

Drafted By:

MARIA DEL REFUGIO ADRIANA
URENA, SANTIAGO CASAS MARTINEZ

COPY

EXHIBIT A

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 2, Block 21: (Adjusted description of Lot 2)

A parcel of land located within Section 13, Township 19 North, Range 53 East, M.D.B.&M., Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most northerly corner of Lot 1 of Block 21 as shown on the map of Eureka Townsite filed in the Office of the Eureka County Recorder under File No. 127448, Corner No. 1, the true point of beginning of this description;

Thence North 17°50' West, along the southwesterly right-of-way line of Buel Street for a distance of 16.00 feet to Corner No. 2;

Thence South 72°09'55" West, along the adjusted boundary line between Lots 2 and 3 of Block 21 of Eureka Townsite for a distance of 111.21 feet to Corner No. 3, a point on the northeasterly right-of-way line of Main Street;

Thence South 17°44' East, along the northeasterly right-of-way line of Main Street for a distance of 16.00 feet to Corner No. 4, a point described as being the most westerly corner of Lot 1, Block 21, Eureka Townsite;

Thence North 72°09'56" East, along the original boundary line between Lots 1 and 2 as shown on said Eureka Townsite map for a distance of 111.24 feet to Corner No. 1, the true point of beginning of this description.

Lot 3, Block 21: (Adjusted description of Lot 3)

A parcel of land located within Section 13, Township 19 North, Range 53 East, M.D.B.&M., Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most northerly corner of Lot 1 of Block 21 as shown on the map of Eureka Townsite filed in the Office of the Eureka County Recorder under File No. 127448;

Thence North 17°50' West, along the southwesterly right-of-way line of Buel Street for a distance of 16.00 feet to Corner No. 1, the true point of beginning of this description;

Thence continuing North 17°50' West, along the southwesterly right-of-way line of Buel Street for a distance of 48.80 feet to Corner No. 2, a point which is described as being the most easterly corner of Lot 4, Block 21 of Eureka Townsite;

Thence South 72°10' West, along the boundary line between Lots 3 and 4 of Block 21 of Eureka Townsite for a distance of 111.12 feet to Corner No. 3, a point on the northeasterly right-of-way line of Main Street;

Thence South 17°44' East, along the northeasterly right-of-way line of Main Street for a distance of 48.80 feet to Corner No. 4;

Thence North 72°09'55" East, along the adjusted boundary line between Lots 2 and 3 for a distance of 111.21 feet to Corner No. 1, the true point of beginning of this description;

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-071-16
b) 001-071-17
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

Deed in Lieu of Foreclosure Only (value of property) \$ 300,000.00

Transfer Tax Value: \$ 0

Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: Joint Tenant to Joint Tenant

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 Santiago Casas M Capacity Grantor

Signature [Signature] Capacity Grantee

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

Print Name: Santiago Casas M
Address: P.O. Box 504
City: Eureka
State: NV Zip: 89316

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

Print Name: Manuel P. Acuna
Address: P.O. Box #233
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