

EUREKA COUNTY, NV
LAND-QTD
RPTT:\$351.00 Rec:\$37.00
Total:\$388.00
AMENS LAW, LTD.

2024-251374
01/08/2024 02:43 PM
Pgs=4

APN: 005-210-45

WHEN RECORDED MAIL TO:

AMENS LAW, Ltd.
Debra M. Amens, Esq.
P.O. Box 488
Battle Mountain, NV 89820



MAIL TAX STATEMENTS TO:

Matthew Scott Higgins
6912 Falworth St.
Citrus Heights, CA 95621

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, IRENE HARPER (hereinafter referred to as GRANTOR), as her own sole and separate property does hereby QUITCLAIM to MATTHEW SCOTT HIGGINS, a single man whose address is 6912 Falworth St., Citrus Heights, CA 95621 (hereinafter referred to as GRANTEE), her property interest, rights, and title, in and to that certain real property with Assessor Parcel Number 005-210-45, located in Eureka County, State of Nevada, with a commonly referred to address of 385 SR 306, and more particularly described as follows:

SE1/2NE1/4NW1/4; MW1/4SW1/4,NE1/4; SW1/4NW1/4NE1/4

Section 15 Township 30 North, Range 48 East, MDM

Together with all buildings and improvements located thereon.

Together with all and singular the tenements, hereditaments and appurtenances belonging, or in anywise appertaining to the real property, and the revision and reversions, remainder and remainders, rents, issues and profits of the real property.

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.

Pursuant to NRS 111.312, the legal description provided above was previously recorded as Document No.0216582 on the 22nd day of December, 2010, in the official records of Eureka County, State of Nevada.

Pursuant to NRS 239B.030(4), we affirm that this instrument does not contain the social security number of any person.

IN WITNESS WHEREOF, I hereto execute this instrument and QUITCLAIM the property described herein.

DATED this 17th day of August, 2023.

GRANTOR:

Irene Harper
IRENE HARPER

STATE OF)
) : ss.
COUNTY OF)

This instrument was acknowledged before me on this _____ day
of _____, 2023 by IRENE HARPER.

Notary Public

**Notary Certificate
Attached**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

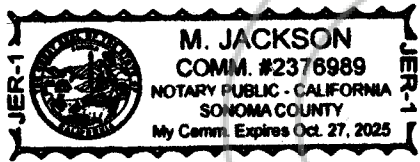
State of California }
County of Sonoma }

On August 17th 2023, before me, M. Jackson, Notary Public,

personally appeared Irene Harper

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

M. Jackson

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quitclaim Deed

Document Date: 08/17/2023 Number of Pages: _____

Signer(s) Other than Named Above: _____

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 005-210-45
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

DOCUMENT/INSTRUMENT #: _____

BOOK _____ PAGE _____

DATE OF RECORDING: _____

NOTES: _____

3. Total Value/Sales Price of Property: \$ 89,973

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$ _____

Real Property Transfer Tax Due: _____

\$ 351

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Shene Harper

Capacity Grantor

Signature _____

Capacity Grantee

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

Print Name: IRENE HARPER

Address: 4041 Princeton Dr.

City: Santa Rosa

State: CA

Zip: 95405

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

Print Name: MATTHEW S. HIGGINS

Address: 6912 Falworth St.

City: Citrus Heights

State: CA

Zip: 95621

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Debra Amens, Esq.

Escrow # _____

Address: P.O. Box 488

City: Battle

Mountain

State: Nevada

Zip: 89820

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)