

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Marc E. Denison, Esq.
c/o DENISON WERNER LLP
4200 Truxtun Avenue, Suite 101
Bakersfield, CA 93309

MAIL TAX STATEMENTS TO:

James F. Etcheverry, Trustee
JAMES F. ETCHEVERRY LIVING TRUST
16249 Winfield Avenue
Bakersfield, CA 93314

EUREKA COUNTY, NV
LAND-QTD
Rec:\$37.00
Total:\$37.00
MARC E. DENISON, ESQ.

2024-251739
03/11/2024 03:09 PM
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KATHERINE J. BOWLING, CLERK RECORDER

QUITCLAIM DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Exemption NRS 375.090 No. 07

FOR VALUABLE CONSIDERATION: JAMES F. ETCHEVERRY, a single man

HEREBY REMISES, RELEASES AND QUITCLAIMS TO: JAMES F. ETCHEVERRY,
Trustee of the JAMES F. ETCHEVERRY LIVING TRUST Dated June 4, 2004,

all of his interest in the following real properties situated in the County of Eureka, State of Nevada,
and legally described as follows:

Township 22 North, Range 49 East, MDB&M

Section 4: W $\frac{1}{2}$ E $\frac{1}{2}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$
9: W $\frac{1}{2}$ E $\frac{1}{2}$
16: NW $\frac{1}{4}$ NE $\frac{1}{4}$

APN: 007-090-01

Township 23 North, Range 49 East, MDB&M

Section 21: E $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$
28: NW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$
33: W $\frac{1}{2}$ E $\frac{1}{2}$; E $\frac{1}{2}$ W $\frac{1}{2}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$

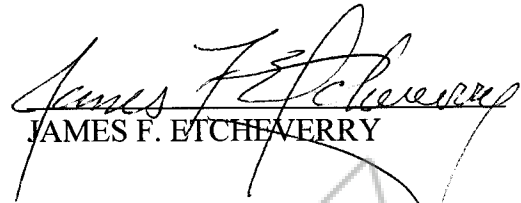
APN: 007-020-01

Township 22 North, Range 49 East, MDB&M

Section 8: S $\frac{1}{2}$ SE $\frac{1}{4}$
17: N $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$

APN: 007-090-02

Dated: January 8, 2024


JAMES F. ETCHEVERRY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT – CIVIL CODE § 1189

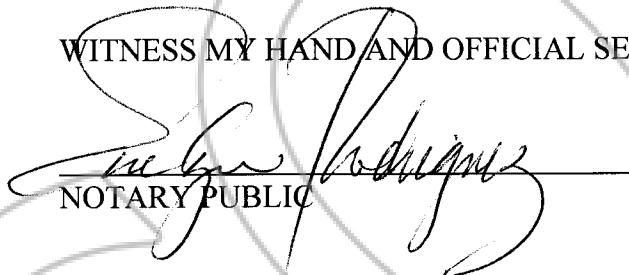
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

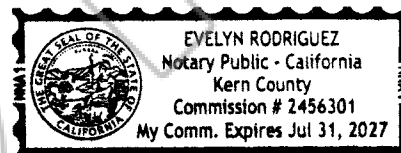
STATE OF CALIFORNIA)
)ss.
COUNTY OF KERN)

On January 8, 2024, before me, EVELYN RODRIGUEZ, a Notary Public, personally appeared JAMES F. ETCHEVERRY 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 the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.


NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 007-090-01
b. 007-020-01
c. 007-090-02
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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: Trust Verified BO

3.a. Total Value/Sales Price of Property

\$ _____

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 07

b. Explain Reason for Exemption: without consideration

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 James F. Etcheverry Capacity: Grantor

Signature James F. Etcheverry Capacity: Grantee

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

Print Name: James F. Etcheverry
Address: 16249 Winfield Ave
City: Bakersfield
State: CA Zip: 93314

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

Print Name: James F. Etcheverry, Trustee of the JAMES F. ETCHEVERRY LIVING TRUST Dated June 4, 2004
Address: 16249 Winfield Avenue
City: Bakersfield
State: CA Zip: 93314

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

Print Name: Marc E. Denison
Address: 4200 Truxtun Avenue, Suite 101
City: Bakersfield

Escrow # _____
State: CA Zip: 93309

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED