

APN#: 005-170-57  
Escrow No. 24-129028

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**  
Tyler James Nelson  
1479 Riverpark Parkway  
Dayton, NV 89403

EUREKA COUNTY, NV	<b>2024-251922</b>
RPTT:\$0.00 Rec:\$37.00	
\$37.00 Pgs=2	04/11/2024 08:55 AM
WFG NEVADA - RW	
KATHERINE J. BOWLING, CLERK RECORDER E05	

**QUITCLAIM DEED**

R.P.T.T. EXEMPT

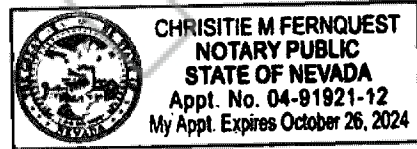
THIS INDENTURE WITNESSETH: That Christina Nelson, spouse of the Grantee, for a valuable consideration, the receipt of which is hereby acknowledged, hereby quitclaim to Tyler James Nelson, a married man as his sole and separate property all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The Grantor herein makes this Deed for the purpose of relinquishing any and all community and/or homestead interest in and to subject property and to establish said property as the sole and separate property of the Grantee herein.

WITNESS my hand this 8 day of April, April, 2024

  
Christina Nelson



STATE OF NEVADA, County of LYON ) ss:

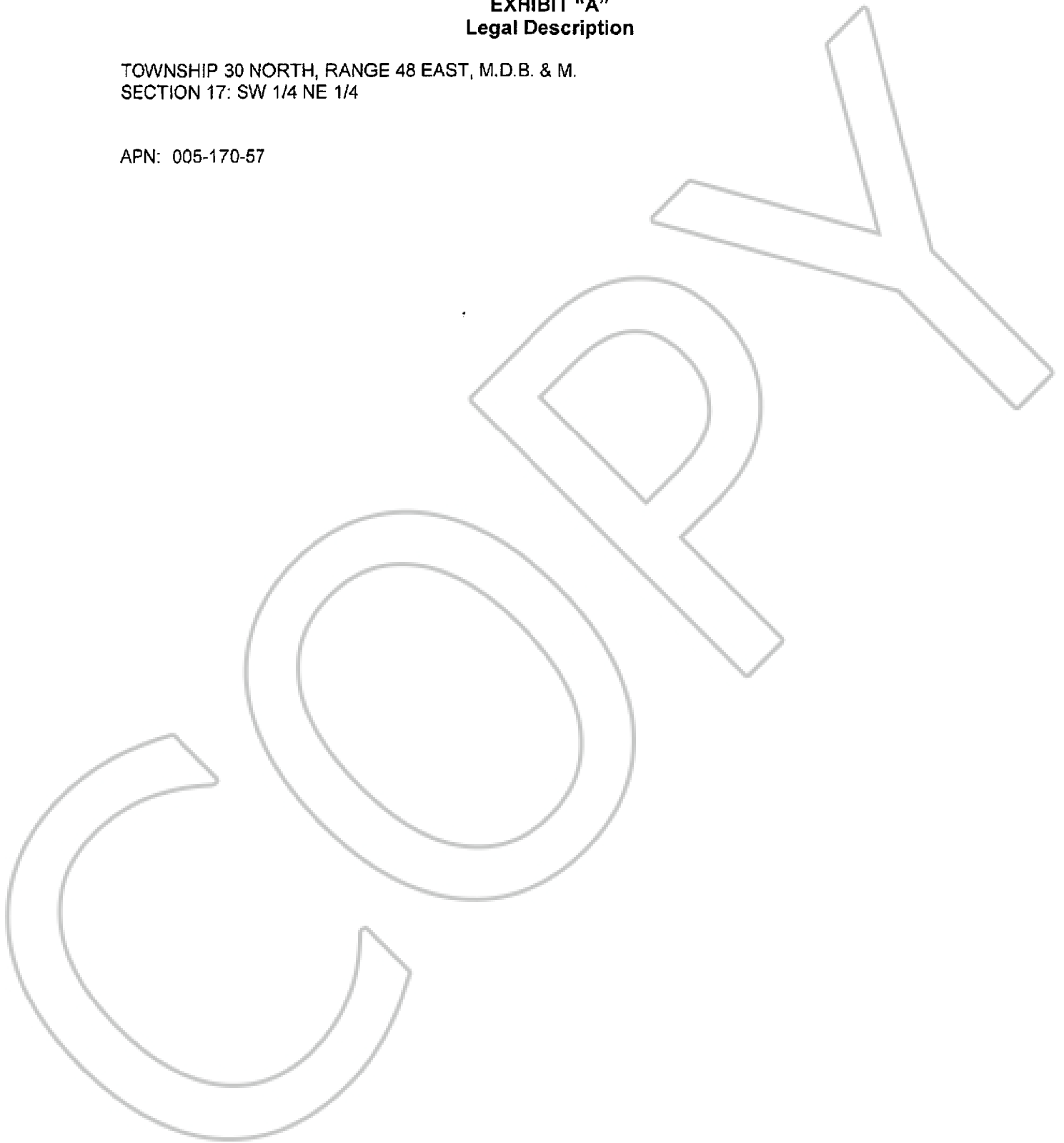
This instrument was acknowledged before me on this 8 day of April, 2024 by Christina Nelson.

  
Notary Public for Nevada

**EXHIBIT "A"**  
**Legal Description**

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B. & M.  
SECTION 17: SW 1/4 NE 1/4

APN: 005-170-57



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) **005-170-57**
- 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

FOR RECORDER'S OPTIONAL USE  
ONLY

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

Other \_\_\_\_\_

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ \_\_\_\_\_  
( \_\_\_\_\_ )  
\$ \_\_\_\_\_  
**EXEMPT**

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # 5

b. Explain Reason for Exemption:

**Transfer from Spouse to Spouse without Consideration**

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 Christina Nelson

Capacity GRANTOR

Signature [Signature]

Capacity GRANTEE

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Christina Nelson

Print Name: Tyler James Nelson

Address: 1479 RIVER PARK DRIVE

Address: 1479 RIVER PARK DRIVE

City: DAYTON

City: DAYTON

State: NV

Zip: 89403

State: NV

Zip: 89403

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

Print Name: WFG National Title Insurance Company

Escrow #: 24-129028

Address: 7450 Arroyo Crossing Parkway, Suite 270

City: Las Vegas

State: NV

Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED