

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

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=2

WFG NEVADA - RW

KATHERINE J. BOWLING, CLERK RECORDER E05

2024-251922

04/11/2024 08:55 AM

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:

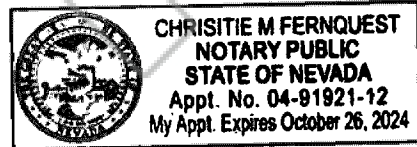
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.


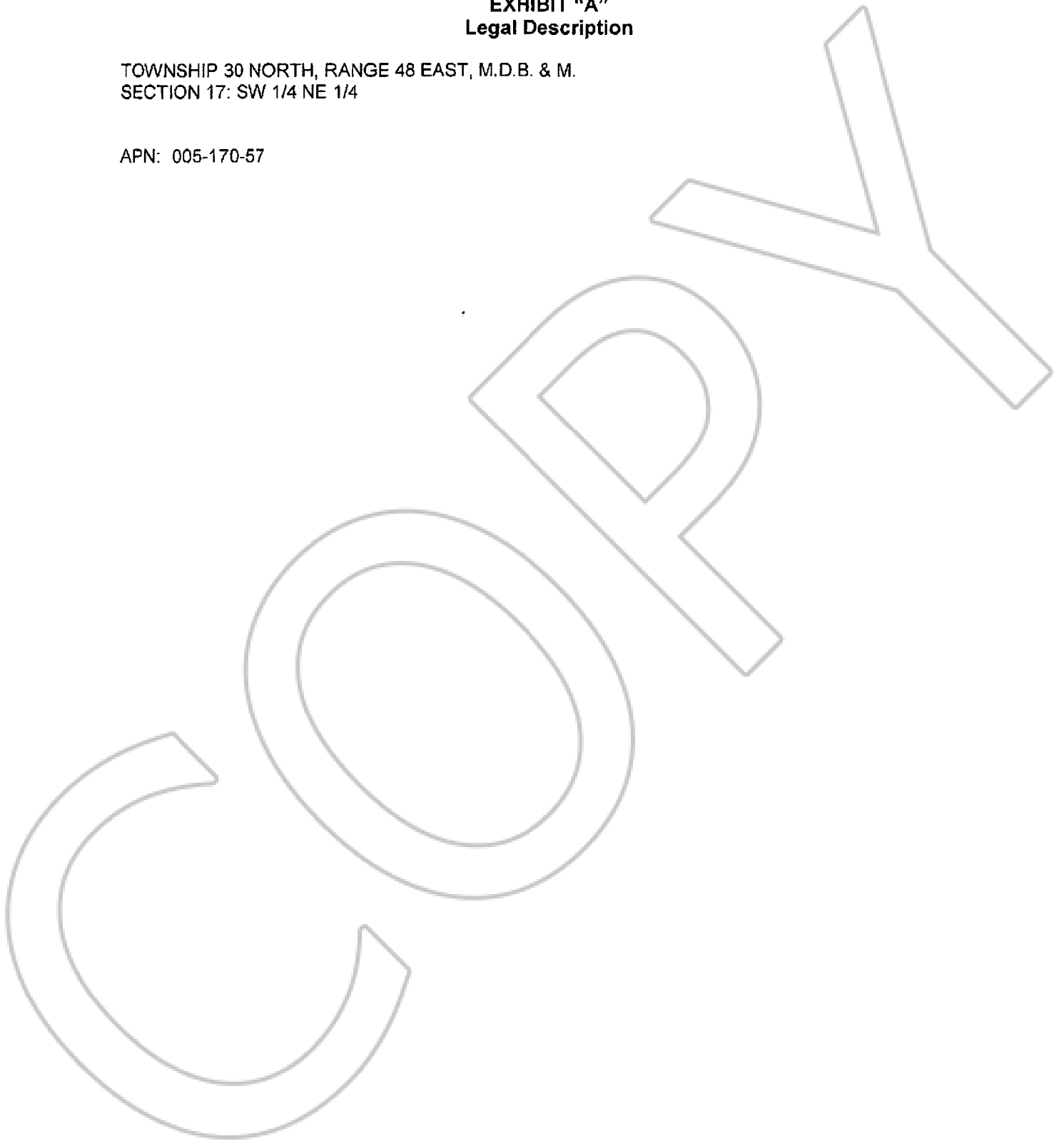

Notary Public for Nevada

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

c) ☐ Condo/Twnhse

e) ☐ Apt. Bldg

g) ☐ Agricultural

b) ☒ Single Fam. Res.

d) ☐ 2-4 Plex

f) ☐ Comm'l/Ind'l

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



Capacity GRANTOR

Signature



Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Christina Nelson**

Address: **1479 RIVER PARK DRIVE**

City: **DAYTON**

State: **NV**

Zip: **89403**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Tyler James Nelson**

Address: **1479 RIVER PARK DRIVE**

City: **DAYTON**

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