

**RECORDING REQUESTED BY AND  
AFTER RECORDING RETURN TO:**  
MICHAEL J. FIPPS  
4475 RESERVOIR RD.  
FALLON, NY 89406

EUREKA COUNTY, NV  
LAND-QTD  
RPTT:\$780.00 Rec:\$37.00  
Total:\$817.00  
MICHAEL J FIPPS

**2024-252671**  
**06/26/2024 02:40 PM**  
Pgs=5



KATHERINE J. BOWLING, CLERK RECORDER

**QUITCLAIM DEED**

STATE OF NEVADA )  
 ) ss.  
COUNTY OF EUREKA )

THIS INDENTURE, made the 21st day of August, in the year two thousand and nine (2009), between PAMELA D. L YNINGER of the County of Eureka, as party or parties of the first part, hereinafter called Grantor, and MICHAEL J. FIPPS of the County of CHURCHILL, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TWO THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO/100 (\$2,250.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee, the below described tract or parcel of land described as follows:

Manufactured home (1994 Guerdon Americana) Serial Number GDBOID24947954AB and adjoining land at 101 Reno Ave: Lots 13-18 in Block 18, town site of Eureka as described on the official records of Eureka County Nevada.

APN 001-037-02

SUBJECT to all easements, right-of-ways, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

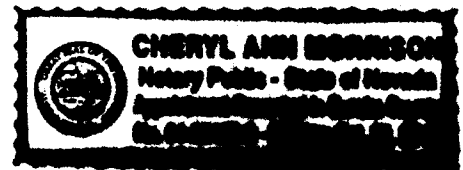
Pamela D. Lyninger  
Grantor

[Signature]  
Witness

[Signature]  
Witness

On this 20<sup>th</sup> day of August, 2009, before the undersigned, a Notary Public, personally appeared PAMELA D. LYNINGER personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.

Cheryl Ann Morrison  
Notary Public





# Eureka County Assessor's Office

Michael A. Mears, Assessor

P.O. Box 88, 20 S. Main St, Eureka, Nevada 89316

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April 17th, 2024

To whom it may concern:

This letter is to certify that the taxes are paid in full for the 2023-24 tax year on the following structure:

Address: 101 Reno Ave. Eureka, NV 89316

Serial Number: GDB01D24947954AB

Make/Model: 1994 GUERDON AMERICANA

Personal Property Account Number: MH000936

APN: 001-037-02

To complete the titling process, submit this letter with your Original Title or TL-100 Title Affidavit, TL-110 Conversion Application, along with any required documents or fees to the Nevada Housing Division / Manufactured Housing Office.

If you have any questions or concerns about the titling process, please email:

[titles@housing.nv.gov](mailto:titles@housing.nv.gov)

Sincerely,

Matthew Crimm

Appraiser III

Eureka County Assessor's Office



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-037-02  
 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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property      \$ \$ 200,000.00  
 Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 Transfer Tax Value:      \$ \_\_\_\_\_  
 Real Property Transfer Tax Due      \$ 780.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Michael Lopez Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael F. Lopez  
 Address: P.O. Box 235  
 City: Rye  
 State: CO. Zip: 81069

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

04-0014-3212 6685

**MICHAEL J. FIPPS**  
 DEANN FIPPS  
 4475 RESERVOIR RD.  
 FALLON, NV 89406

*Aug 8 2009* Yosemite National Park

*Pay to the order of Pamela D. Lynsinger* \$2250.00

*Two thousand two hundred fifty dollars & 10/100*

**GREATER NEVADA CREDIT UNION**  
 P.O. BOX 2128  
 CARSON CITY, NV 89702-2128

*Michael J. Fipps*

⑆321280143⑆ 5306025320⑆ 6685

9/8/2009  
 407 - 62346  
 >321280143< - 0004

PAID  
 TELLER #407

SEP 0 5 2009

GREATER NEVADA  
 CREDIT UNION

Close the window