

APN: 005-020-19

Affix R.P.T.T. \$ 76.50

**WHEN RECORDED MAIL TAX  
STATEMENTS TO:**

M & P ENTERPRISES, LLC  
P.O. Box 910  
Victorville, CA 92393

EUREKA COUNTY, NV  
RPTT:\$58.50 Rec:\$37.00  
\$95.50 Pgs=3  
DOCSTAR SERVICES LLC  
KATHERINE J. BOWLING, CLERK RECORDER

**2024-252988**  
**08/16/2024 09:54 AM**

File No.: 36552 AC

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH: That

Lance Lane, an Unmarried Man, as to an undivided 33.33% interest, Russell E. Lane, a Single Man, as to an undivided 33.33% interest and Trina A. King, a Married Woman as Her Sole and Separate Property, as to an undivided 33.33% interest

in consideration of \$0.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Remise, Release and Forever Quitclaim to

M & P ENTERPRISES, LLC, a California Limited Liability Company

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

The NE ¼ of the SE ¼ of Section 27, Township 31 North, Range 48 East, M.D.B.&M.

Commonly known as: Vacant Land located in Nevada, Eureka County

- Subject to:
1. Taxes for the current fiscal year, paid current.
  2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

  
Lance Lane

  
Trina A. King

  
Russell E. Lane

See Following Page for Notary Acknowledgement(s)

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 WA )  
COUNTY OF Clark )§

On ~~08/05/2024~~ <sup>07/27/2024</sup> before me, Porfirio Salamanca, Notary Public, personally appeared Lance Lane \*\*\*\*\* , 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.

Signature Porfirio Salamanca

**PORFIRIO SALAMANCA**  
Notary Public  
**STATE OF WASHINGTON**  
License # 23002205  
Commission Expires 09/09/2026

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STATE OF WA )  
COUNTY OF Clark )§

On ~~08/05/2024~~ <sup>07/27/2024</sup> before me, Porfirio Salamanca, Notary Public, personally appeared Russell E. Lane \*\*\*\*\* , 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.

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STATE OF WA )  
 ) §  
COUNTY OF Clark )

On 08/05/24 before me, Porfirio Salamanca, Notary Public, personally appeared Trina A. King \*\*\*\*\* , 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.

Signature *Porfirio Salamanca*

**PORFIRIO SALAMANCA**  
Notary Public  
**STATE OF WASHINGTON**  
License # 23002205  
Commission Expires 09/09/2026

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 005-020-19
- 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property \$ 15,000.00
- Deed in Lieu of Foreclosure Only (value of property) ( 0 )
- Transfer Tax Value: \$ 15,000.00
- Real Property Transfer Tax Due \$ 76.50

**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 [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee/Beneficiary

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

Print Name: Lance Lane, Russell E. Lane and Trina A. King

Address: 23335 Peggy Lane

City: Wildomar

State: CA Zip: 92595

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

Print Name: Steve Mortimore for M & P ENTERPRISES, LLC

Address: P.O. Box 910

City: Victorville

State: CA Zip: 92393

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

Print Name: DocStar Services, LLC Escrow #: 36552 AC

Address: 17260 Bear Valley Road, Suite 110

City: Victorville State: California Zip: 92395