

# QUIT CLAIM DEED

APN: 001-064-04

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Anthony J. Tognoni

Address: P.O. Box 226

City/State/Zip: Eureka Nevada 89316



THIS INDENTURE WITNESS That the GRANTOR(S): Angelo Tognoni and Emilia Tognoni Trust for and in consideration of

0 Dollars (\$ 0.00 ) do hereby QUIT CLAIM the right, title and interest, if any, which GRANTOR(S) may have in all that real property, the receipt of which is hereby acknowledged, to the GRANTEE(S): Anthony J Tognoni whose address is (if applicable): 150 N Monroe Street, situate in the City of Eureka, County of Eureka, State of Nevada. All

that certain property in the County of Eureka, State of Nevada bounded and described as follows:  
(Set forth legal description) see Exhibit B and document 251689

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to In Witness Whereof, I/We have hereunto set my hand/our hands on \_\_\_\_\_

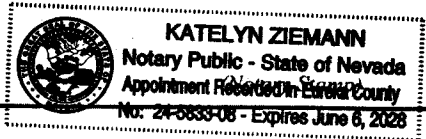
Anthony J. Tognoni  
Signature of Grantor

Signature of Grantor

STATE OF NEVADA )  
COUNTY OF EUREKA )

This instrument was acknowledged before me on (date) August 26, 2024.  
By (person(s) appearing before notary public) Anthony J. Tognoni

Katelyn Ziemann  
Notary Public  
My Commission expires: June 6, 2028



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

a) 001-064-04  
 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'/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**

\$ 167,899  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 655.20  
 Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer From Trust

**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 Anthony J. Tognoni Capacity Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Angelo Tognoni and Emilee Tognoni  
 Address: 150 N Monroe Street  
 City: Eureka  
 State: Nevada Zip: 89316

(REQUIRED)  
 Print Name: Anthony J Tognoni Trust  
 Address: P.O. Box 226  
 City: Eureka  
 State: Nevada Zip: 89316

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## EXHIBIT B

**001-064-04**

All of Lots 1, 2, and 3 in Block 77; All of Lots 1, 2, 3, and 4 in Block 64; All Lots 4, 5, and 6 in Block 40; together with the tenements, building and improvements thereon, as well as the personal property reposing herein. All of said lots and property being more fully described and delineated in the official plat of the town of Eureka, on file in the office of the County Recorder of Eureka County, Nevada.

**001-031-11**

Parcels A and C of the Parcel Map for Angelo C. and Emilia S. Tognoni of a division of a part of Lot 20, Block 78, Eureka Township, Town of Eureka, Eureka County, Nevada, filed on June 20, 1997 in the Office of the County Recorder of Eureka County, Nevada.

Certification  
of  
Trust

**CERTIFICATION OF TRUST AGREEMENT**  
(Nevada Revised Statutes 164.400 through 164.440)

STATE OF NEVADA        )  
  )ss:  
COUNTY OF WASHOE    )

Angelo Tognoni, Cecile F. Johnston, Anthony J. Tognoni and Carmen M. Flangas, being first duly sworn, under penalty of perjury, depose and say:

1. Angelo Tognoni and Emilia Tognoni are the Trustors and Angelo Tognoni, Cecile F. Johnston, Anthony J. Tognoni and Carmen M. Flangas are the acting Trustees of that certain Trust Agreement dated August 7, 2002, as amended and restated by the First Amendment to and Restatement of the Trust Agreement for the Angelo Tognoni and Emilia Tognoni Trust dated October 4, 2002 ("Trust Agreement").

2. The trust created by that Trust Agreement is known as "The Angelo Tognoni and Emilia Tognoni Trust" (the "Trust").

3. Attached to this certification is a true copy of the entire Trust Agreement as amended and restated in full by the First Amendment to and Restatement of The Angelo Tognoni and Emilia Tognoni Trust dated October 4, 2002, (including the Powers of Trustee listed on pages 19 through 25 and the signature pages showing our signatures), except for Articles 7 through 12, inclusive.

(a) The provisions of Articles 7 through 12, inclusive, are personal to the Trustors and relate to the distribution of the trust estate after the death of each Trustor.

(b) Such provisions do not modify or affect the Powers of the Trustees.

4. Title to the Trust's assets are held as follows:

Angelo Tognoni, Cecile F. Johnston, Anthony J. Tognoni and Carmen M. Flangas, as Trustees, or the successor Trustees, of The Angelo Tognoni and Emilia Tognoni Trust under trust agreement dated August 7, 2002, as amended.

5. The tax identification number of the Trust is 530-16-9597.

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6. As of the date of this certification, The Angelo Tognoni and Emilia Tognoni Trust has not been revoked or amended to make any representations contained in this certification incorrect.

DATED this 4<sup>th</sup> day of October, 2002.

Angelo Tognoni  
ANGELO TOGNONI  
Acting Trustee

Cecile F. Johnston  
CECILE F. JOHNSTON  
Acting Trustee

Anthony J. Tognoni  
ANTHONY J. TOGNONI  
Acting Trustee

Carmen M. Flangas  
CARMEN M. FLANGAS  
Acting Trustee

SUBSCRIBED and SWORN to before me by Angelo Tognoni, Anthony J. Tognoni, and Carmen M. Flangas this 4<sup>th</sup> day of October, 2002

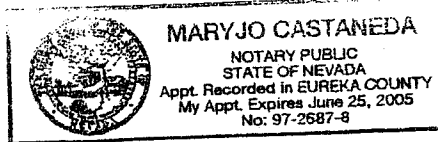
Claudia Kyrie Chambers  
Claudia K. Chambers, Notary Public  
in and for said County and State



STATE OF NEVADA     )  
                                  )SS:  
COUNTY OF EUREKA    )

On Oct. 17, 2002, personally appeared before me Cecile F. Johnston, personally known to me or who's identity I verified on the basis of Personally Known, to be the signer of the above and she acknowledged that she signed it.

Maryjo Castaneda  
Notary Public, in and for the  
County of Eureka, State of Nevada



THIS FIRST AMENDMENT TO AND RESTATEMENT OF THE ANGELO TOGNONI AND EMILIA TOGNONI TRUST has been accepted and executed by the Trustees and Trustees in the State of Nevada on this 4<sup>th</sup> day of October, 2002.

In the presence of:

*Marilyn Skender*  
Witness

\_\_\_\_\_  
Witness

*Angela Tognoni*  
ANGELO TOGNONI

*Emilia Tognoni*  
EMILIA TOGNONI  
"Trustors"

*Angelo Tognoni*  
Angelo Tognoni, Trustee

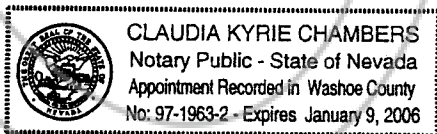
*Cecile F. Johnston*  
Cecile F. Johnston, Trustee

*Anthony J. Tognoni*  
Anthony J. Tognoni, Trustee

*Carmen M. Flangas*  
Carmen M. Flangas, Trustee

STATE OF NEVADA        )  
                                  )ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on October 4, 2002, by Angelo Tognoni and Emilia Tognoni, and *Anthony J. Tognoni, and Carmen M. Flangas.*  
*CKC*



*Claudia Kyrie Chambers*  
Claudia Kyrie Chambers, Notary Public  
My Commission Expires: *01/09/06*

STATE OF NEVADA        )  
  )ss:  
COUNTY OF EUREKA     )

On Oct. 17, 2002, personally appeared before me Cecile E. Johnston, personally known to me or who's identity I verified on the basis of Personally Known, to be the signer of the above and she acknowledged that she signed it.

Maryjo Castaneda  
Notary Public, in and for the  
County of Eureka, State of Nevada

