

# QUIT CLAIM DEED

EUREKA COUNTY, NV  
LAND-QTD

2024-253044  
08/30/2024 11:03 AM  
Pgs=2

Total:\$0.00

ROWAN AND ARIANNE GARDNER

APN: 002-034-10

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_



00021135202402530440020025

E05

KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S): Arianne Mae Gardner

\_\_\_\_\_ for and in consideration of  
\_\_\_\_\_ Dollars (\$ 0 ) 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): Arianne Mae and Rowan L. Gardner whose  
address is (if applicable): 4059 Eureka Ave., situate in the

City of Crescent Valley, 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)

4059 Eureka Avenue, Township 29N. Range 48E, Section 6  
Lot 4, Block 16. Crescent Valley, Nevada

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 \_\_\_\_\_.

Rowan L. Gardner

Signature of Grantor

Signature of Grantor

STATE OF NEVADA )

COUNTY OF EUREKA )

This instrument was acknowledged before me on (date) August 30, 2024  
By (person(s) appearing before notary public) Rowan L. Gardner

Katherine Bowling  
Notary Public

My Commission expires: May 11, 2027



KATHERINE JEAN BOWLING  
Notary Public - State of Nevada  
Appointment Recorded in Eureka County  
No: 07-3652-8 - Expires May 11, 2027

(Notary Stamp)

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 002-034-10  
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

\$ 101,595

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value:

\$ 395.85

Real Property Transfer Tax Due

\$ 0

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: Spouse adding spouse

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 Ronan L. Gardner Capacity Grantor

Signature Ariana Marie Gardner Capacity Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Ronan L. Gardner  
Address: 4059 Gurka Avenue  
City: Crescent Valley  
State: Nevada Zip: 89821

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: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED