

**APN: 005-010-24, 005-060-09**

Send tax statements to:

Gina R. Sullivan  
356 Highway 212  
Bell Fourche, South Dakota 57717

When recorded return to:

McConnell Law Office, PC  
950 Idaho Street  
Elko, NV 89801

Pursuant to NRS 239B.030, this document  
DOES NOT contain the Social Security number  
of any person or persons.

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=4

MCCONNELL LAW OFFICE

KATHERINE J. BOWLING, CLERK RECORDER E07

**2024-253098**

**09/18/2024 01:30 PM**

**QUITCLAIM DEED**

FOR CONSIDERATION RECEIVED, GINA RUTH SULLIVAN, Trustee of the PATSY JOHNSON LIVING TRUST, dated February 2, 2018, as Grantor, does hereby convey and quitclaim forever to GINA R. SULLIVAN and RICHARD G. SULLIVAN, husband and wife, as community property with rights of survivorship, as Grantees, and to the administrators, executors, heirs, successors and assigns of the survivor, forever, all of the Grantor's right, title and interest in and to the property located in the County of Eureka, State of Nevada, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, water rights, if any, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

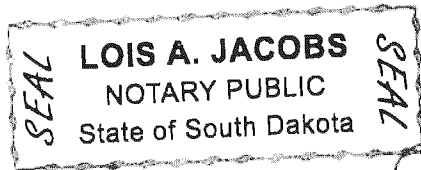
SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

TO HAVE AND TO HOLD the property, with all appurtenances, to the Grantees, and to the administrators, executors, heirs, successors and assigns os the survivor, forever.

SIGNED this 20<sup>th</sup> day of August, 2024.

**GRANTOR:**

**PATSY JOHNSON LIVING TRUST, dated  
February 2, 2018**



  
**GINA RUTH SULLIVAN, Trustee**

STATE OF SD  
COUNTY OF Lawrence

On this 20<sup>th</sup> day of August, 2024, before me, a notary public, personally appeared **GINA RUTH SULLIVAN**, 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 she executed it as Trustee of the **PATSY JOHNSON LIVING TRUST, dated February 2, 2018.**

  
NOTARY PUBLIC

My Commission Expires  
March 9, 2027

**EXHIBIT "A"**

All that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

**APN: 005-010-24**

**TOWNSHIP 31 NORTH, RANGE 48 EAST, MDB&M.**  
Section 11: NW1/4, as per Government Survey

**APN: 005-060-09**

**TOWNSHIP 31 NORTH, RANGE 48 EAST, MDB&M.**  
Section 25: N1/2 of S1/2, as per Government Survey

APN: 005-010-24, 005-060-09

Send tax statements to:

Patsy Johnson Living Trust  
c/o Gina Sullivan  
356 Highway 212  
Bell Fourche, South Dakota 57717

When recorded return to:

McConnell Law Office, PC  
950 Idaho Street  
Elko, NV 89801

**NOTICE OF DEATH OF PATSY RUTH JOHNSON  
ORIGINAL TRUSTEE & TRUSTOR OF THE  
PATSY JOHNSON LIVING TRUST  
Dated February 2, 2018**

TO WHOM IT MAY CONCERN:

Please take notice that on the 22nd day of November, 2022, **PATSY RUTH JOHNSON**, Trustor and an original Trustee of the **PATSY JOHNSON LIVING TRUST**, dated February 2, 2018, died in the County of San Bernardino, State of California. A certified copy of the Certificate of Death of **PATSY RUTH JOHNSON**, is attached hereto.

The Successor Trustee of the **PATSY JOHNSON LIVING TRUST**, dated February 2, 2018, is **GINA RUTH SULLIVAN**.

DATED this 20<sup>th</sup> day of August, 2024.

By: 

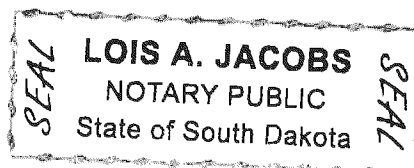
**GINA RUTH SULLIVAN**

STATE OF SD  
COUNTY OF Lawrence

This instrument was acknowledged before me, a notary public, on the 20<sup>th</sup> day of August, 2024, by **GINA RUTH SULLIVAN**.

  
NOTARY PUBLIC

My Commission Expires  
March 9, 2027



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 005-010-24  
b. 005-060-09  
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 RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property ( 0.00 ) )

c. Transfer Tax Value: \$ 0.00

d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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: AGENT  
KATIE HOWE MCCONNELL

Signature \_\_\_\_\_ Capacity: AGENT  
KATIE HOWE MCCONNELL

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Patsy Johnson Living Trust

Address: 356 Highway 212

City: Bell Fourche

State: South Dakota Zip: 57717

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Gina R. Sullivan & Richard G. Sullivan

Address: 356 Highway 212

City: Bell Fourche

State: South Dakota Zip: 57717

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

Print Name: MCCONNELL LAW OFFICE

Escrow # \_\_\_\_\_

Address: 950 IDAHO STREET

City: ELKO

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED