

EUREKA COUNTY, NV  
LAND-QTD  
Rec:\$37.00  
Total:\$37.00

2024-253188  
10/08/2024 02:30 PM  
Pgs=5

EDWARD STEVEN SMITH

RECORDING REQUESTED BY:  
EDWARD STEVEN SMITH

AND WHEN RECORDED  
MAIL TO:  
Edward Steven Smith  
Po Box 6015  
Twin Falls, ID 83303



KATHERINE J. BOWLING, CLERK RECORDER

**QUITCLAIM DEED**

**KNOW TO ALL MEN BY THESE PRESENTS THAT:**

That EDWARD S. SMITH (aka EDWARD STEVEN SMITH) and PHUONG B. SMITH, husband and wife, hereinafter "Grantors" hereby grant, bargain, sell, convey and forever Quit-claim all their right, title and interest in and to certain real property located in Eureka County, Nevada, unto THE EDWARD S. AND PHUONG B. SMITH LIVING TRUST, EDWARD S. SMITH and PHUONG B. SMITH as Co- Trustees, hereinafter "Grantees", whose mailing address is P.O. Box 6015, Twin Falls, ID 83303, real property legally described as:

S 1/2 SE 1/4, NW 1/4 SE 1/4, SW 1/4 NE 1/4, S 1/2 SE 1/4 NE 1/4,  
W 1/2 NW 1/4 SE 1/4 NE 1/4, all in section 29, T30N, R 48 E,  
MDM, Eureka County, State of Nevada, and consisting of 185  
acres.

APN 005-180-11  
APN 005-250-03

Together with all appurtenances hereto.

IN WITNESS WHEREOF, we have set our hands hereto this 2 day of October, 2024.

*Edward S. Smith*

EDWARD S. SMITH  
aka EDWARD STEVEN SMITH

*Phuong B. Smith*


PHUONG B. SMITH

STATE OF IDAHO )  
 ) ss.  
County of Twin Falls )

I certify that I know or have satisfactory evidence that EDWARD S. SMITH (aka EDWARD STEVEN SMITH) is the person to appeared before me, and said person acknowledged the he signed this instrument and acknowledged to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 2<sup>nd</sup> Day of October, 2024.

JOHN C. PETERSON  
Notary Public - State of Idaho  
Commission Number 45108  
My Commission Expires 05-11-2030


  
NOTARY PUBLIC FOR IDAHO  
Residing at: Twin Falls, ID  
My Commission Expires: 5-11-2030

STATE OF IDAHO )  
 ) ss.  
County of Twin Falls )

I certify that I know or have satisfactory evidence that PHUONG B. SMITH is the person to appeared before me, and said person acknowledged the she signed this instrument and acknowledged to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 2<sup>nd</sup> Day of October, 2024.

JOHN C. PETERSON  
Notary Public - State of Idaho  
Commission Number 45108  
My Commission Expires 05-11-2030

  
NOTARY PUBLIC FOR IDAHO  
Residing at: Twin Falls, ID  
My Commission Expires: 5-11-2030

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) APN 005-180-11  
 b) APN 005-250-03  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex         |
| e) <input type="checkbox"/> Apt. Bldg              | f) <input type="checkbox"/> Comm'l/Ind'l     |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                     |  |

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

3. Total Value/Sales Price of Property \$ 20,800 + 6750 = \$ 27,550  
 Deed in Lieu of Foreclosure Only (value of property) ( - )  
 Transfer Tax Value: \$ 109.<sup>20</sup>  
 Real Property Transfer Tax Due \$ NONE, "0"

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: TO TRUST

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 Edward S. Smith Capacity GRANTOR  
 Signature Phuong B. Smith Capacity GRANTOR

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

Print Name: EDWARD S. + PHUONG B SMITH  
 Address: PO Box 6015  
 City: TWIN FALLS, I  
 State: IDAHO Zip: 83303

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

Print Name: EDWARD S. + PHUONG B. SMITH  
 Address: PO Box 6015  
 City: TWIN FALLS  
 State: IDAHO Zip: 83303

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

Print Name: - Escrow #: -  
 Address: -  
 City: - State: - Zip: -

**JOHN C. Peterson, ISB (#6796)**  
**John@PetersonTwinFalls.com**  
PETERSON LAW OFFICE, PLLC  
161 5<sup>th</sup> Ave S, Ste 310  
P.O. Box 5827  
Twin Falls, Idaho 83303-5827  
Telephone: (208) 733-5500  
Fax: (208) 733-5553

IN THE MAGISTRATE COURT OF THE FIFTH JUDICIAL DISTRICT OF THE  
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In the Matter of )  
THE EDWARD S. AND PHUONG B. SMITH ) Case No. CV42-24-4291  
LIVING TRUST )  
\_\_\_\_\_ ) **REGISTRATION OF TRUST**  
Kershaw, Thomas D., Jr

1. The undersigned, as the present initial Co-Trustees of the Trust described below, states and represents that:
  - A. The principal place of administration of the trust and the place at which the records of the trust are kept at 3652 Cedar Draw Ln, Filer, Idaho 83328.
  - B. The Trust has not been registered elsewhere in Idaho.
2. The Trust is a revocable living Trust established by EDWARD S. SMITH and PHUONG B. SMITH.
3. The undersigned acknowledges the existence of the trust and submits to the jurisdiction of the Court in any proceeding relating to the trust that may be instituted by any interested person.

DATED this 30 day of September, 2024.

State of Idaho 10/3/2024  
County of Twin Falls, ss.  
I hereby certify the foregoing to be a full, true  
and correct copy of the original on file in the  
above entitled action. Pg. 1 of 2

KRISTINA GLASCOCK  
CLERK OF THE DISTRICT COURT

Edward S. Smith  
EDWARD S. SMITH, Co-Trustee

Phuong B. Smith  
PHUONG B. SMITH, Co-Trustee



STATE OF IDAHO )  
 ) ss.  
County of Twin Falls )

The undersigned, EDWARD S. SMITH, being sworn, having read the foregoing, says that the facts set forth therein are accurate and complete to the best of the undersigned's knowledge and belief.

Edward S. Smith  
EDWARD S. SMITH, Co-Trustee

SUBSCRIBED AND SWORN to before me this 30 day of September, 2024.

JOHN C. PETERSON  
Notary Public - State of Idaho  
Commission Number 45108  
My Commission Expires 05-11-2030

[Signature]  
NOTARY PUBLIC FOR IDAHO  
Residing at: Twin Falls, ID  
Commission expires: 5-11-2030

STATE OF IDAHO )  
 ) ss.  
County of Twin Falls )

The undersigned, PHUONG B. SMITH, being sworn, having read the foregoing, says that the facts set forth therein are accurate and complete to the best of the undersigned's knowledge and belief.

Phuong B. Smith  
PHUONG B. SMITH, Co-Trustee

SUBSCRIBED AND SWORN to before me this 30 day of September, 2024.

JOHN C. PETERSON  
Notary Public - State of Idaho  
Commission Number 45108  
My Commission Expires 05-11-2030

[Signature]  
NOTARY PUBLIC FOR IDAHO  
Residing at: Twin Falls, ID  
Commission expires: 5-11-2030

State of Idaho 10/3/24 Commission expires: 5-11-2030  
County of Twin Falls, ss.

I hereby certify the foregoing to be a full, true and correct copy of the original on file in the above entitled action. PG. 2 of 2

KRISTINA GLASCOCK  
CLERK OF THE DISTRICT COURT

REGISTRATION OF TRUST - 2

By [Signature]  
COURT SERVICES