

EUREKA COUNTY, NV

LAND-QTD

Rec:\$37.00

Total:\$37.00

EDWARD STEVEN SMITH

2024-253188

10/08/2024 02:30 PM

Pgs=5

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

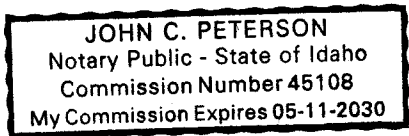
Phuong B. Smith


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 2nd Day of October, 2024.

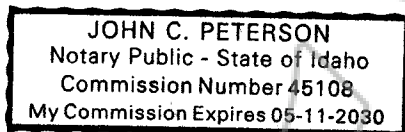




NOTARY PUBLIC FOR IDAHO
Residing at: Twin Falls, ID
My Commission Expires: 5-11-2030

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 2nd Day of October, 2024.




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) ☒ 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

\$ 20,800 + 6750 = \$ 27,550

Deed in Lieu of Foreclosure Only (value of property) (-)

Transfer Tax Value: \$ 109.20

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, ID

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: -

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

JOHN C. Peterson, ISB (#6796)
John@PetersonTwinFalls.com
PETERSON LAW OFFICE, PLLC
161 5th 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
LIVING TRUST

Case No. CV42-24-4291

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

By: ELB

COURT SERVICES

REGISTRATION OF TRUST - 1

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
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