

APN # 003-452-05

EUREKA COUNTY, NV  
LAND-CDE  
Rec:\$37.00  
Total:\$37.00  
LONI K GILLEARD

**2025-254384**  
**04/02/2025 11:45 AM**  
Pgs=3

Recording Requested By:

Name Loni K. Gilleard

Address 925 Yeoman

City/State/Zip Fallon NV 89406



KATHERINE J. BOWLING, CLERK RECORDER

Correction Deed  
(Title of Document)

Correction of Legal Doc 2025-254269

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

Correction

## QUIT CLAIM DEED

APN: 003-452-05

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Arden Nixon

Address: P.O. Box 827

City/State/Zip: Roundup MT 59027

THIS INDENTURE WITNESS That the GRANTOR(S): Loni Gilleard & Gary Sustman

\_\_\_\_\_ for and in consideration of  
\_\_\_\_\_ Dollars (\$ 10.00 ) 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): Arden Nixon whose  
address is (if applicable): P.O. Box 827, situate in the

City of Roundup, County of Clark, State of Montana. All

that certain property in the County of Eureka, State of Nevada bounded and described as follows:

(Set forth legal description)

Section 13 town 51N, Range 49E Parcel 19  
Formerly known as parcel # Number 05-080-41

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 \_\_\_\_\_.

Loni Gilleard

Signature of Grantor

Signature of Grantor

STATE OF NEVADA )

COUNTY OF EUREKA )

This instrument was acknowledged before me on (date) April 2, 2025.

By (person(s) appearing before notary public) Loni Gilleard.

Katelyn Ziemann

Notary Public

My Commission expires: June 6, 2028



KATELYN ZIEMANN  
Notary Public - State of Nevada  
Appointment Recorded in Eureka County  
No: 24-5833-08 - Expires June 6, 2028

(Notary Stamp)

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 003-452-05  
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

\$ 10,000.00

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

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due \_\_\_\_\_

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption: Correcting deed - 2025-254269

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 Loni K. Gilliland Capacity Grantor

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

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

Print Name: Loni K. Gilliland  
Address: 925 Yearman Lane  
City: Fallon  
State: NV Zip: 89406

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

Print Name: Arden Nixon  
Address: P.O. Box 827  
City: Roundup  
State: MT Zip: 59027

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED