

EUREKA COUNTY, NV

2025-254495

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=3

05/05/2025 10:57 AM

MORTGAGE CONNECT LP - VENDOR ID 38044

KATHERINE J. BOWLING, CLERK RECORDER E05

APN: 002-027-32

WHEN RECORDED RETURN TO:

Mortgage Connect, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
FILE NO. 3382888

MAIL TAX STATEMENTS TO:

7061 Cortez Way
CRESCENT VALLEY NV 89821

QUITCLAIM DEED

THIS DEED made and entered into on this 5 day of MARCH, 2025, by and between **Larry A. Jones, individually and as surviving joint tenant of Benita I. Jones**, located at 1009 Guided Dancer Ave., Henderson NV 89015, hereinafter referred to as Grantor(s) and **Larry A. Jones, an unremarried widower**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day quitclaimed unto the said Grantee the following described real estate located in Eureka County, State of NV:

SEE ATTACGED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 7061 CORTEZ WAY, CRESCENT VALLEY NV, 89821

Prior Instrument reference: Instrument No. 220103, Recorded February 29, 2012.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations and limitations of record, if any:

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 5 day
of MARCH, 2025

Larry A. Jones

Larry A Jones

STATE OF Nevada
COUNTY OF EUREKA

On this, the 5th day of March, 2025, personally appeared before
me, a notary public, Larry A Jones, known to me or satisfactorily
proven, to be the persons described in the foregoing instrument, and acknowledged, that they
executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

Cynthia S Branham
Notary Public

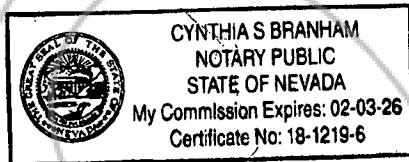


EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of EUREKA, State of NV, and is described as follows:

PARCEL 1 AS SHOWN ON PARCEL MAP FOR LARRY A. JONES AND BENITA I. JONES, AS TRUSTEES OF THE LARRY AND BENITA JONES FAMILY TRUST RECORDED SEPTEMBER 20, 2011 AS FILE NO. 218617 IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, LOCATED IN A PORTION OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B. and M.

Being the same property as conveyed from Larry A. Jones and Benita I. Jones as Trustees of the Larry and Benita Jones Family Trust, dated August 16th, 2007 to Larry A. Jones and Benita I. Jones, husband and wife as joint tenants with right of survivorship as set forth in Deed Instrument #220103 dated 02/29/2012, recorded 02/29/2012, EUREKA County, NEVADA.

Tax ID: 002-027-32

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 002-027-32
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 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) _____

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 5

b. Explain Reason for Exemption: Removing deceased spouse

5. Partial Interest: Percentage being transferred: 50 %

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 Larry A Jones

Capacity: Grantor

Signature Larry A Jones

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Larry A Jones
Address: 7061 Cortez Way
City: Crescent Valley
State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____
Address: _____
City: same
State: _____ Zip: _____

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

Print Name: Mortgage Connect LP
Address: 600 Clubhouse Drive
City: Moon Township

Escrow # _____
State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED