

APN# 007-340-35

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

2025-254498
05/06/2025 10:54 AM
Pgs=4

Recording Requested by:

Name: Nancy M. Minoletti

Address: P.O. Box 85

City/State/Zip: Eureka, NV 89316



KATHERINE J. BOWLING, CLERK RECORDER

When Recorded Mail to:

Name: Nancy M. Minoletti

Address: P.O. Box 85

City/State/Zip: Eureka, NV 89316

(for Recorder's use only)

Mail Tax Statement to:

Name: John and Nancy Minoletti, Trustees

Address: P.O. Box 85

City/State/Zip: Eureka, NV 89316

Quitclaim Deed

(Title of Document)

Please complete Affirmation Statement below:

☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:
(State specific law)

Nancy Minoletti
Signature

Trustee

Title

Nancy M. Minoletti

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

APN: 007-340-35

RECORDING REQUESTED BY,
AND MAIL TAX STATEMENTS TO:
JOHN AND NANCY MINOLETTI
P.O. BOX 85
EUREKA, NEVADA 89316

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

Pursuant to NRS Section 239B.030, the Undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person.

R.P.T.T. \$0.00

QUITCLAIM DEED

WITHOUT CONSIDERATION, JOHN B. MINOLETTI and NANCY M. MINOLETTI, husband and wife, as joint tenants with right of survivorship ("Grantors"), hereby convey, release and forever quitclaim to JOHN B. MINOLETTI and NANCY M. MINOLETTI, Trustees, and/or their Successors, of The John and Nancy Minoletti Revocable Living Trust dated June 20, 2017, as amended, ("Grantees"), all that real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Parcel 1 as shown on that certain Parcel Map for John B. Minoletti and Nancy M. Minoletti filed in the office of the County Recorder of Eureka County, State of Nevada, on November 6, 2008, as file No. 212715, being a portion of Section 30, Township 20 North, Range 53 East, M.D.B.&M.

APN: 007-340-35

This conveyance is subject to the following liens and encumbrances:

1. The lien of general and special city and county real property taxes and assessments for the current fiscal year; and
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way or record, if any.

TOGETHER WITH ALL and singular the tenements, hereditaments and appurtenances including, without limitation, easements, water and water rights, if any, thereunto belonging or in any manner appertaining thereto, and the reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, together with the appurtenances, unto Grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto executed this Quitclaim Deed as of the day and year indicated below.

Dated this 6 day of May, 2025.

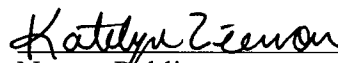

JOHN B. MINOLETTI


NANCY M. MINOLETTI

STATE OF NEVADA)
) ss.
COUNTY OF EUREKA)

This instrument was acknowledged before me on this day of May 6, 2025, by John B. Minoletti and Nancy M. Minoletti, husband and wife.




Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 007-340-35
b) _____
c) _____
d) _____

2. Type of Property:

- | | | | |
|--|-------------------------------|-----------------------------|-----------------|
| a) <input 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 checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other: _____ (please specify) | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
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: _____
Transfer without consideration to The John and Nancy Minoletti Revocable Living Trust

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 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 Nancy Minoletti Capacity Owner
Signature Nancy Minoletti Capacity Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Nancy M. Minoletti
Address: P.O. Box 85
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Nancy M. Minoletti, Trustee
Address: P.O. Box 85
City: Eureka
State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)