

APN: 002-032-17 & 002-032-22

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

2025-255037
08/29/2025 10:58 AM
Pgs=3

AMERICAN LEGAL SERVICES

QUITCLAIM DEED

I hereby affirm that this document submitted for recording does not contain a social security number.

Mail tax statements to:
Kent Douglas Dugan
Linda Bedard
8030 Beechcraft Blvd.
Winnemucca, NV 89445



By this instrument dated, 8 25 25, for a valuable consideration, the receipt of which is hereby acknowledged, Darrell Dugan, Executor of the Estate of Barbara Jean Dugan, Deceased, and pursuant to that certain Order entered by the Seventh Judicial District Court of the State of Nevada, in and for the County of Eureka, Case No. PR 2504-236,* do(es).....hereby REMISE, RELEASE, and FOREVER QUITCLAIM to: Kent Douglas Dugan, Grantee, a married man, as his sole and separate property, with address of 8030 Beechcraft Road, Winnemucca, NV 89445 and Linda Bedard, 439 Mero Ct., SE, East Grand Forks, MN 56721-2233, as Joint Tenants, the following described real property in the State of Nevada, County of Eureka:

Legal Description:

Lots 9 and 10 of Block 12, 2nd Street, Crescent Valley, Eureka County, State of Nevada
APN 002-032-17

Lots 11, 12 and 13 of Block 12, Crescent Valley Ranch and Farms, Unit. 1, as
platted of record in Eureka County, Nevada.
APN 002-032-22

The Estate of Barbara Jean Dugan, Deceased

By: *Darrell Dugan*
Darrell Dugan, Executor

*(See Order recorded as Document # 2025-255036)

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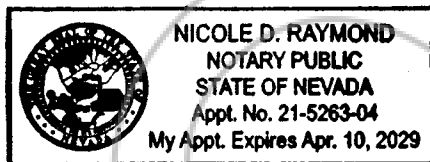
STATE OF NEVADA)
):ss
COUNTY OF CHURCHILL)

On 8-25-25, before me, the undersigned, Notary Public in and for said County and State, personally appeared Darrell Dugan, Executor of the Estate of Barbara Jean Dugan, Deceased, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and Official Seal,

Nicole D. Raymond
Notary Public commissioned for
said County and State

Recording requested by and mail to:
American Legal Services
85 S. LaVerne Street
Fallon, NV 89406



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 022-032-17
b) 002-032-22
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

Document/Instrument #: _____
Book _____ Page: _____
Date of Recording: _____
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

\$ n/a
(_____)
\$ _____
\$ n/a

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5 _____

b. Explain Reason for Exemption: from/to parent and child

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Darrell Dugan* Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

Darrell Dugan Executor,

Print Name: Estate of Barbara Jean Dugan

Address: 1810 Rice Road

City: Fallon

State: NV Zip: 89406

BUYER (GRANTEE) INFORMATION

Kent Douglas Dugan and

Print Name: Linda Bedard

Address: 8030 Beechcraft Blvd

City: Winnemucca

State: NV Zip: 89445

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

Name: American Legal Services

Escrow # _____

Address: 85 S. LaVerne Street

City: Fallon Nevada 89406

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)