

APN: 1022-32-102-001
Formerly APN 39-192-050)



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

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

Mail tax statements to:
Ken Bauer
P.O. Box 1726
Cedar City, Utah 84721

By this instrument dated, June 4, 2022, for a valuable consideration, the sum of \$10.00, Ken Bauer, a married man as his sole and separate property, as his interests appear of record do(es).....hereby REMISE, RELEASE, and FOREVER QUITCLAIM to: Kenneth L. Bauer and Carolyn A. Bauer, Trustees of The Bauer Family Trust dated the 29th day of January 2020, with address of P.O. Box 1726, Cedar City, Utah, the following described real property in the State of Nevada, County of Douglas:

Legal Description:

See Exhibit "A" attached hereto

Kenneth L. Bauer
Ken Bauer, Grantor

STATE OF Utah)
) :ss
COUNTY OF Iron)

On June 4, 2022, before me, the undersigned, Notary Public in and for said County and State, personally appeared Ken Bauer, 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,

Marcia Day
Notary Public commissioned for
said County and State

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

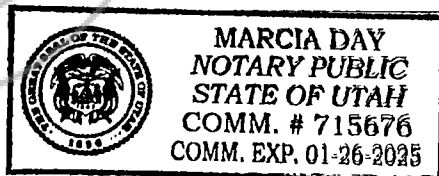


EXHIBIT A

DOUGLAS COUNTY

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of the Northwest Quarter of Section 32, Township 10 North, Range 22 East, M.D.B.&M., that is described as follows:

COMMENCING at the Northwest corner of said Section 32,

THENCE South $89^{\circ}58'$ East, 1146.33 feet, along the North line of said Section 32, to the point where it intersects the Easterly right-of-way line of Nevada State Highway U.S. 395,

THENCE continue along said North line of Section 32, South $89^{\circ}58'$ East, 162.45 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 32;

THENCE South $0^{\circ}05'$ East, 385.17 feet, along the East line of the Northwest quarter of the Northwest quarter of Section 32, to a point;

THENCE South $89^{\circ}26'20''$ East, shown as South $89^{\circ}22'$ East on Record of Survey map property of Morris Kahn filed in the office of the County Recorder of Douglas County, Nevada, on June 24, 1966, under File No. 32671, a distance of 41.23 feet, to a point which is 275.00 feet Easterly and at right angles to the centerline of Highway 395, at Highway Engineer's Station "X" 18+68.42 P.O.T.;

THENCE South $0^{\circ}33'40''$ West shown as South $0^{\circ}38'$ West on said survey 300.00 feet, parallel to the centerline of said Highway U.S. 395 to the TRUE POINT OF BEGINNING;

THENCE South $89^{\circ}26'20''$ East, shown as South $89^{\circ}22'$ East on said survey 300.00 feet, to a point which is 575 feet Easterly of and at right angles from Highway Engineer's Station 15+68.42 P.O.T.;

THENCE South $0^{\circ}33'40''$ West, shown as South $0^{\circ}38'$ West on said survey 850.00 feet, parallel to the centerline of Highway U.S. 395, to a point;

THENCE North $89^{\circ}22'$ West, 500.00 feet more or less to a point on the Easterly right of way line of said U.S. Highway 395;

THENCE Northerly along the Easterly right of way line of said U.S. Highway 395 to a point which is 75 feet Easterly and at right angles to the centerline of Highway 395, at Highway Engineer's Station "X" 18+68.42 P.O.T.;

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Description continued

THENCE South $89^{\circ}26'20''$ East 200 feet, more or less, to the point of beginning.

Reference is made to Record of Survey filed June 24, 1966, under File No. 32671, Douglas County, Nevada Records, and Survey recorded April 9, 1980 as Document No. 43477 and amendment thereto, Document No. 50868.

EXCEPTING THEREFROM all that portion of said land conveyed to PERCY J. SEMAS, et, ux in Deed recorded September 12, 1989 as Document No. 210636, Official Records.

PARCEL 2:

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of the Northwest quarter of Section 32, Township 10 North, Range 22 East, M.D.B.&M., that is described as follows:

COMMENCING at the Northwest corner of said Section 32,

THENCE South $89^{\circ}58'$ East, 1146.33 feet, along the North line of said Section 32, to the point where it intersects the Easterly right-of-way line of Nevada State Highway U.S. 395, which point is the Northwest corner of this parcel and the TRUE POINT OF BEGINNING;

THENCE continuing along the North line of Section 32, South $89^{\circ}58'$ East, 162.45 feet to the Northeast corner of the parcel, which is also the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 32;

THENCE South $0^{\circ}05'$ East, 385.17 feet along the East line of the Northwest quarter of the Northwest quarter of Section 32, to a point;

THENCE South $89^{\circ}26'20''$ East, shown as South $89^{\circ}22'$ East on Record of Survey map property of Morris Kahn filed in the office of the County Recorder of Douglas County, Nevada, on June 24, 1966, under File No. 32671, a distance of 41.23 feet, to a point which is 275.00 feet Easterly and at right angles to the centerline of Highway 395, at Highway Engineer's Station "X" 18+68.42 P.O.T.;

THENCE South $0^{\circ}33'40''$ West shown as $0^{\circ}38'$ West on said survey 300.00 feet, parallel to the centerline of said Highway U.S. 395, to a point;

THENCE North $89^{\circ}26'20''$ West 200 feet more or less to a point on the Easterly right of way line of said U.S. Highway 395;

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Parcel 2 description continued

THENCE Northerly along the Easterly right-of-way line of said U.S. Highway 395 to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey filed June 24, 1966, under File No. 32671, Douglas County, Nevada records, and Survey recorded April 9, 1980 as Document No. 43477 and amendment thereto, Document No. 50868.

EXCEPTING THEREFROM all that portion of said land set forth in Final Order and Judgement of Condemnation recorded March 26, 1982 as Document No. 66332, Official Records.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1022-32-102-001
 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	
Document/Instrument #:	_____
Book _____	Page: _____
Date of Recording:	_____
Notes:	<i>Verified Trust - J</i>

3. Total Value/Sales Price of Property \$ n/a
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ n/a

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: to or from a trust without consideration

5. Partial Interest: Percentage being transferred: 50.00 %

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 Kenneth L. Bauer Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ken Bauer
 Address: P.O. Box 1726
 City: Cedar City
 State: Utah Zip: 84721

BUYER (GRANTEE) INFORMATION

Kenneth L. Bauer & Carolyn A. Bauer, Trustees
of the Bauer Family Trust
 Address: P.O. Box 1726
 City: Cedar City
 State: Utah Zip: 84721

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

Name: American Legal Services Escrow # _____
 Address: 85 S. LaVerne Street
 City: Fallon Nevada 89406