

Assessor's Parcel Number:
1323-00-001-014
RECORDING REQUESTED BY:
Douglas County Treasurer

When Recorded, Mail To:
Anthony Dale Elwood
PO Box 29
Wellington, NV 89444



SHAWNYNE GARREN, RECORDER

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons (NRS 239B.303).

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TAX SALE QUITCLAIM DEED

THIS INDENTURE, made and entered into on this 9th day of June, 2023, by and between AMY BURGANS, the Clerk-Treasurer and Ex-Officio Tax Receiver of Douglas County, Nevada ("Grantor"), and Anthony Dale Elwood, 2160 State Route 208, Apt. B, Smith, NV, 89430, PO Box 29, Wellington, NV, 89444, ("Grantee");

WHEREAS, the Board of County Commissioners of Douglas County, State of Nevada, ordered that the Subject Property, described in Exhibit A, be sold "as is" at public auction in the manner prescribed by law; and the Subject Property was sold, after due and legal notice thereof, at public auction on the 24th day of May, 2023 at 10:00 a.m. in the Douglas County Commissioner's Chambers of the Administration Building at 1616 8th Street, Minden, Nevada 89423;

NOW, THEREFORE, Grantor, for good and valuable consideration in the bid amount paid of (\$48,688.19), the receipt of which is acknowledged; pursuant to Nevada Revised Statutes 361.595 hereby quitclaims to Grantee, together with all and singular tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, all of its interest in the Subject Property located in the County of Douglas, State of Nevada, and described as follows:

Legal Description:

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN THE EAST ½ OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 23 EAST, M.D.B.&M., AND THE WEST ½ OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 24 EAST, M.D.B.&M., IN DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 10°18'29" EAST A DISTANCE OF 2,139.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 82°02'11" WEST A DISTANCE OF 1,151.78 FEET; THENCE SOUTH 8°12'47" WEST A DISTANCE OF 756.25 FEET; THENCE SOUTH 81°59'22" EAST A DISTANCE OF 1,150.00 FEET; THENCE NORTH 8°25'43" EAST A DISTANCE OF 757.20 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF FIFTY (50) FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF, AS ACCEPTED IN THE DEED FROM VALLEY BANK OF NEVADA, THE ANCILLARY ADMINISTRATOR FOR THE ESTATE OF RUTH T. WILLIAMS TO PACIFIC SILVER CORPORATION, A HAWAII CORPORATION, RECORDED JULY 12, 1988 IN BOOK 788 AT PAGE 1315, OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 181918.

EXCEPTING THEREFROM ANY VEINS OR LODES OF QUARTZ, OR OTHER ROCK IN PLACE BEARING GOLD, SILVER, CINNABAR, LEAD, TIN, COPPER OR OTHER VALUABLE DEPOSITS WITH IN THE LAND ABOVE DESCRIBED, WHICH MAY HAVE BEEN DISCOVERED OR KNOWN TO EXIST ON OR PRIOR TO THE 31ST DAY OF DECEMBER, 1908.

PARCEL 1A:

AN EASEMENT AND RIGHT OF WAY OF 20 FEET WIDE EXTENDING APPROXIMATELY 500 FEET WESTWARD FROM A POINT 200 FEET NORTH OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY TO AND AROUND AN EXISTING WATER TANK INCLUDING THE RIGHT TO REPAIR AND MAINTAIN SAID WATER LINE AND WATER STORAGE TANK.

PARCEL 1B:

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL OWNED BY SONORA MINING CORPORATION, SAID CORNER BEING SOUTH 10°18'29" EAST A DISTANCE OF 2,139.71 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 23 EAST, M.D.B.&M.; THENCE NORTH 82°02'11" WEST ALONG THE ADJUSTED BOUNDARY LINE BETWEEN THE RED TOP NO. 1 MINING CLAIM AND THE EAVA MINING CLAIM, A DISTANCE OF 103.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 58°52'48" EAST A DISTANCE OF 133.87 FEET TO THE EAST LINE OF RED TOP NO. 1 MINING CLAIM; THENCE NORTH 8°02'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 64.49 FEET; THENCE SOUTH 58°52'48" WEST A DISTANCE OF 236.16 FEET TO THE ADJUSTED BOUNDARY LINE; THENCE SOUTH 82°02'11" EAST ALONG SAID LINE, A DISTANCE OF 79.31 FEET TO THE TRUE POINT OF BEGINNING.

Parcel: 1323-00-001-014

DATED this 7 day of June, 2023


AMY BURGANS
Douglas County Clerk-Treasurer

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On this 7th day of June, 2023, before me, a notary public, personally appeared Amy Burgans, personally known or proved to me to be the persons whose names are subscribed to the above instrument entitled TAX SALE QUITCLAIM DEED and who acknowledged to me that they executed the same of their own free will and choice.

WITNESS my hand and official seal.


Notary Public

APN: 1323-00-001-014
Page 3 of Tax Sale Quitclaim Deed



STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)

- (a) 1323-00-001-014
- (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
- i) Other

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 48,688.19

Transfer Tax Value: \$ 48,688.19

Real Property Transfer Tax Due: \$ 191.10 ✓

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section:
- b. Explain Reason for Exemption:

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 [Signature] Capacity Deputy Clerk/Treasurer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Douglas County Treasurer
Address: PO Box 3000
City: Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Anthony Dale Elwood
Address: PO Box 29
City: Wellington
State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: DOUGLAS COUNTY TREASURER Escrow # _____

Address: 1616 8TH STREET

City: MINDEN State: NV Zip: 89423