

**ASSESSOR'S PARCEL NO. 1220-21-510-167**

**WHEN RECORDED MAIL TO:**

ARWEN HEBERT  
TIMIOS, INC.  
5716 CORSA AVENUE, #102  
WESTLAKE VILLAGE, CA 91362

**MAIL TAX NOTICES TO:**

DIXIE JEAN HOFFMAN  
GLENN A. HOFFMAN  
1417 KIMMERLING ROAD APT. B  
GARDNERVILLE, NV 89460

## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DIXIE JEAN HOFFMAN, who acquired title as DIXIE HOFFMAN, a married woman, as her sole and separate property (herein, "Grantor"), whose address is 1417 Kimmerling Road Apt. B, Gardnerville, NV 89460, hereby QUITCLAIMS to DIXIE JEAN HOFFMAN and GLENN A. HOFFMAN, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1417 Kimmerling Road Apt. B, Gardnerville, NV 89460, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1417 Kimmerling Road Apt. B, Gardnerville, NV 89460

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 18<sup>th</sup> day of NOVEMBER, 2015.

GRANTOR:

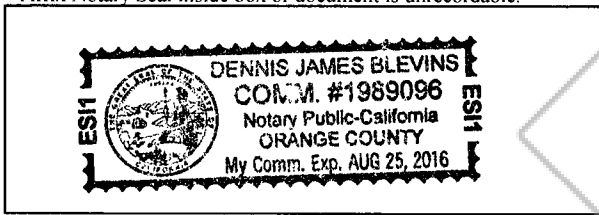
Dixie Jean Hoffman

DIXIE JEAN HOFFMAN, who acquired title as  
DIXIE HOFFMAN

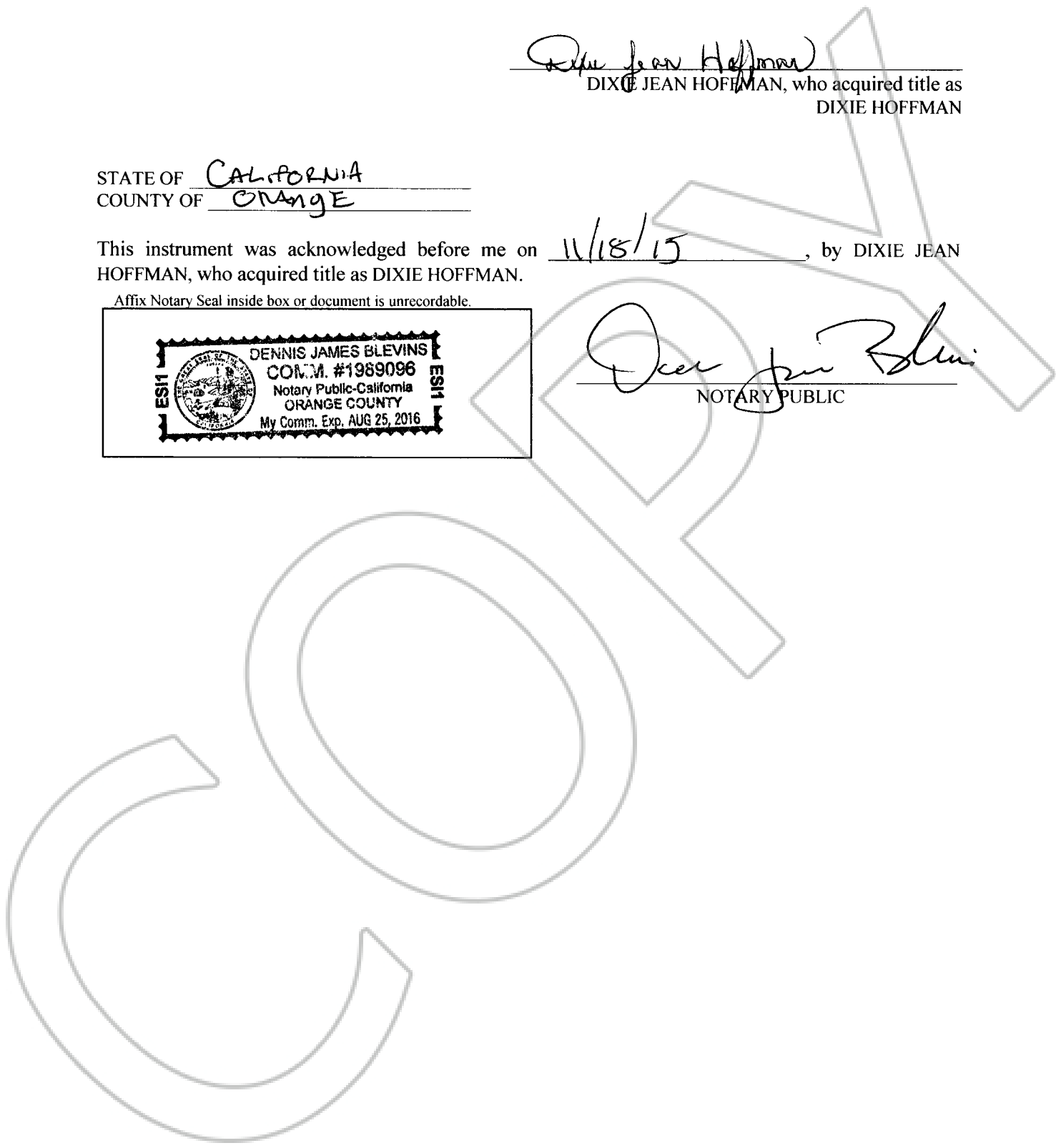
STATE OF CALIFORNIA  
COUNTY OF ORANGE

This instrument was acknowledged before me on 11/18/15, by DIXIE JEAN  
HOFFMAN, who acquired title as DIXIE HOFFMAN.

Affix Notary Seal inside box or document is unrecordable.



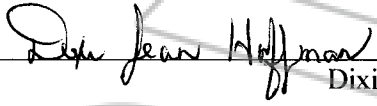
Dennis James Blevins  
NOTARY PUBLIC




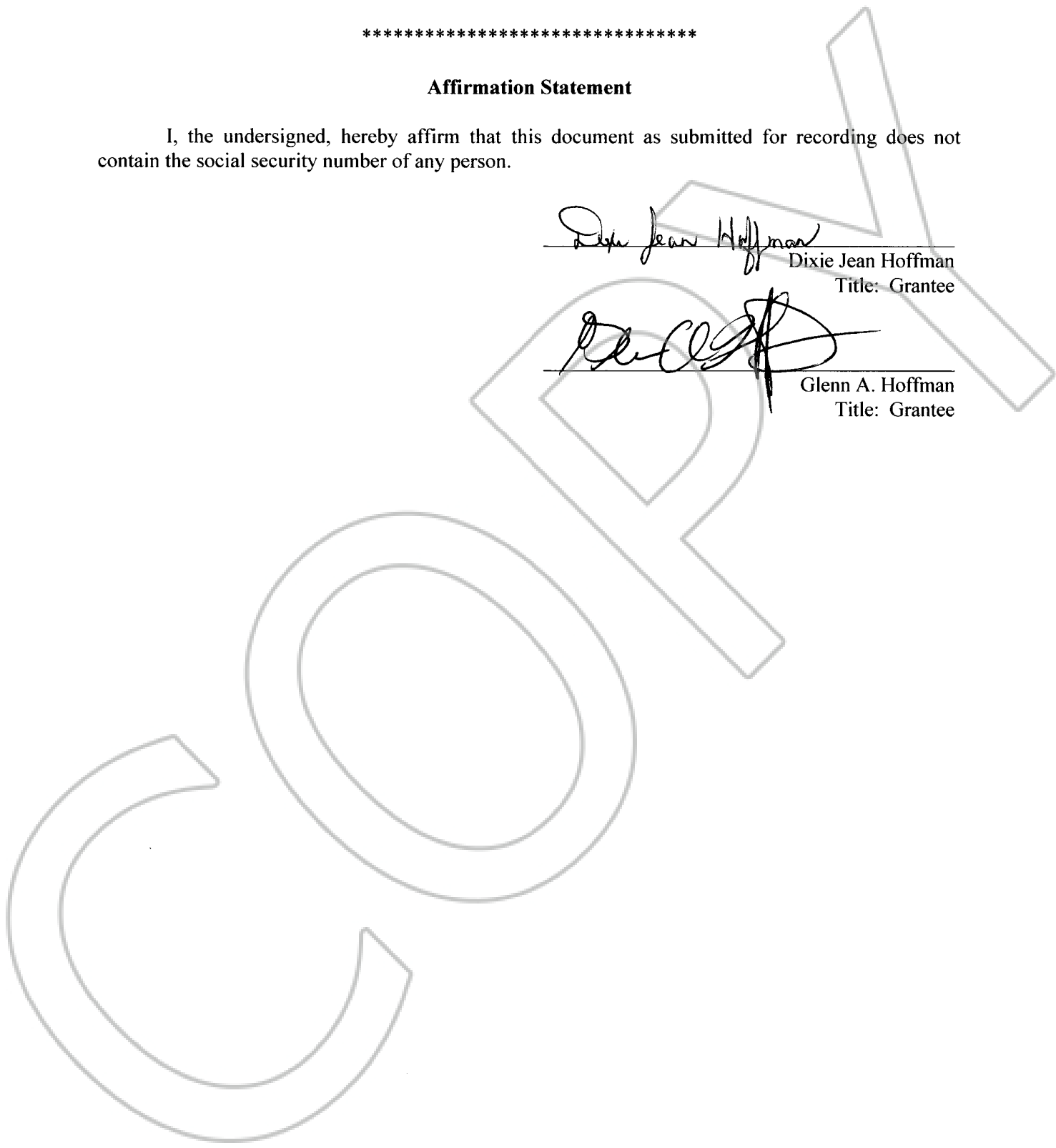
\*\*\*\*\*

**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

  
\_\_\_\_\_  
Dixie Jean Hoffman  
Title: Grantee

  
\_\_\_\_\_  
Glenn A. Hoffman  
Title: Grantee



**EXHIBIT A**

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, COMMONLY KNOWN AS 1417 KIMMERLING ROAD # A & B, GARDNERVILLE, NEVADA AND FURTHER DESCRIBED AS FOLLOWS:

LOT 214, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

APN: 29-211-02

Per NRS 111.312, this legal description was previously recorded in Book 911, Page 4493, on September 26, 2011, in the office of the Recorder of Douglas County, Nevada.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1220-21-510-167  
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 RECORDER'S OPTIONAL USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 0.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$ 0.00  
Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**  
Transfer Tax Exemption per NRS 375.090, Section 5  
Explain Reason for Exemption: transfer between husband and wife

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 Dixie Hoffman Capacity GRANTEE

Signature Dixie Jean Hoffman Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Dixie Hoffman  
Address: 1417 Kimmerling Road Apt. B  
City: Gardnerville  
State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Dixie Jean Hoffman  
Address: 1417 Kimmerling Road Apt. B  
City: Gardnerville  
State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Adam Donnelly Escrow #: 1173330  
Address: 4 Penn Center W, Ste. 404  
City: PITTSBURGH State: PA Zip: 15278

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-510-167  
 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 RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_)  
 Transfer Tax Value: \$ 0.00  
 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: transfer between husband and wife

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 Dixie Hoffman Capacity GRANTOR

Signature Dixie Hoffman Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Dixie Hoffman  
 Address: 1417 Kimmerling Road Apt. B  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Dixie Jean Hoffman  
 Address: 1417 Kimmerling Road Apt. B  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: JEMIOS, INC. Escrow #: 1993825  
 Address: 4 PENN CENTER W. STE. 404  
 City: PITTSBURGH State: PA Zip: 15278