

DOUGLAS COUNTY, NV

2016-881125

RPTT:\$78.00 Rec:\$15.00

\$93.00 Pgs=2

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FIRST CENTENNIAL - RENO

KAREN ELLISON, RECORDER

APN: 1420-29-810-014

When Recorded, Mail to:
Maria Achatz ABC Services, LLC
1781 Cherry Lane
Fallon, NV 89406

Mail Tax Statements to:
Maria Achatz ABC Services, LLC
1781 Cherry Lane
Fallon, NV 89406

Grantor: Saratoga Springs Estates Homeowners Association
Grantee: Maria Achatz ABC Services, LLC

219326-004

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

QUIT CLAIM DEED

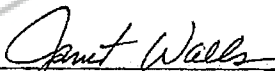
Saratoga Springs Estates Homeowners Association, for good and valuable consideration, receipt of which is hereby acknowledged from Maria Achatz ABC Services, LLC, does hereby quit claim all interest it may own, if any, without warranty, recourse or representation to Maria Achatz ABC Services, LLC, as Grantee, in the real property situate in the County of Douglas, State of Nevada, commonly known as 1162 Agua Caliente Court and being more particularly described as follows:

LOT 44, BLOCK A, OF SARATOGA SPRINGS ESTATES, UNIT 1, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 16, 1990, IN BOOK 690, PAGE 525, AS DOCUMENT NO. 227472.

Subject to: (i) Property taxes; (ii) conditions, covenants, restrictions, reservations, rights, rights of way, and easements now of record, if any; and (iii) liens, deeds of trust, and other encumbrances now in force, if any.

Executed this 13 day of May, 2016.

SARATOGA SPRINGS ESTATES
HOMEOWNERS ASSOCIATION


By: Janet Walls, President

NOTARY SIGNATURE ON FOLLOWING PAGE

QUIT CLAIM DEED
APN: 1420-29-810-014

State of Nevada)
County of Washoe ¹⁸ Carson City)

On the 13 day of May, 2016, before me, a Notary Public in and for the State of Nevada duly commissioned and sworn, personally appeared before me, Janet Walls, known to me to be the individual described and who executed the foregoing instrument and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

Jessica Stalaker
NOTARY PUBLIC



1. APN: 1420-29-810-014

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$20,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$20,000.00
 Real Property Transfer Tax Due: \$ 78.00

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section ____
 b. Explain Reason for Exemption: ____

5. Partial Interest: Percentage being transferred: 100%

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	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	
(Required)	
Print Name: <u>Saratoga Springs Estates HOA</u>	Print Name: <u>Maria Achatz ABC Services LLC</u>
Address: <u>1166 1/2 Hwy 395 #106</u>	Address: <u>1781 Cherry Lane</u>
City/State/Zip: <u>Minden, NV 89423</u>	City/State/Zip: <u>Fallon, NV 89406</u>
COMPANY REQUESTING RECORDING	
Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00219326-004</u>
Address: <u>3748 Lakeside Dr. Suite 100 Reno, NV 89509</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)