

DOUGLAS COUNTY, NV
RPTT:\$1041.30 Rec:\$15.00
\$1,056.30 Pgs=2 06/15/2017 02:29 PM
LAW OFFICES OF THOMAS J. HALL
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL ORIGINAL
DEED AND TAX STATEMENTS TO:
Julie I. Patino
270 Lake Street
Reno, NV 89501

APN 1318-10-411-014

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Eugene Cleveland Canepa, Trustee of the Cleve Canepa Family Trust dated July 2001 ("Grantor"), does hereby remise, release and forever quitclaim to Julie I. Patino, an unmarried woman ("Grantee"), whose address is 270 Lake Street, Reno, Nevada 89501, all of his right, title and interest in and to the real property located in Douglas County, Nevada, and more particularly described on Exhibit A attached hereto.

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 9th day of June, 2017.

GRANTOR:
Cleve Canepa Family Trust
dated July 2001

By: 
Eugene Cleveland Canepa, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on June 9, 2017, by Eugene Cleveland Canepa, as Trustee of the Cleve Canepa Family Trust dated July 2001.

WITNESS my hand and official seal.

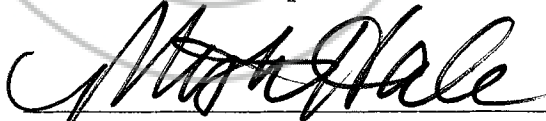

NOTARY PUBLIC



EXHIBIT A

A tract of land situate in the County of Douglas, State of Nevada, being in the SW 1/4 of Section 10, Township 13 North, Range 16 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the section corner common to Sections 9, 10, 15 and 16; thence North $23^{\circ}01'34''$ East 1269.21 feet to a point on a road, said point being the Northeast corner of Lot 18, Block F, as shown on the map of ZEPHYR HEIGHTS NO. 5 SUBDIVISION, filed on June 7, 1955, Douglas County, Nevada, records; thence North $23^{\circ}37'$ East a distance of 23.67 feet to the True Point of Beginning; thence North $23^{\circ}37'$ East 16.33 feet; thence on a curve to the right, the tangent of which bears North $66^{\circ}23'$ West, having a radius of 4.88 feet through a central angle of $106^{\circ}33'30''$ for an arc distance of 9.07 feet; thence North $40^{\circ}10'30''$ East 55.97 feet; thence on a curve to the right having a radius of 5.00 feet through a central angle of $61^{\circ}35'$ for an arc distance of 5.37 feet; thence South $78^{\circ}14'30''$ East 65.18 feet; thence along a curve to the right having a radius of 50.00 feet through a central angle of $34^{\circ}08'30''$ for an arc distance of 29.79 feet; thence South $44^{\circ}06'$ East 44.79 feet; thence on a curve to the right having a radius of 25.00 feet through a central angle of $79^{\circ}50'$ for an arc distance of 34.83 feet; thence South $35^{\circ}44'$ West 84.93 feet; thence on a curve to the right having a radius of 50.00 feet through a central angle of $75^{\circ}16'$ for an arc distance of 65.68 feet; thence North $69^{\circ}00'$ West 17.00 feet; thence on a curve to the right having a radius of 50.00 feet through a central angle of $57^{\circ}40'$ for an arc distance of 50.32 feet; thence North $11^{\circ}20'$ West a distance of 69.45 feet to the Point of Beginning.

Said premises more fully disclosed on that certain Plat Map of ZEPHYR HEIGHTS, NO. 6, filed on October 30, 1963, as Document 23747, in the office of the Douglas County Recorder.

APN 1318-10-411-014

Pursuant to NRS 111.312, this legal description was previously recorded on May 23, 2006, as Document 0675657, Douglas County, Records.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1318-10-411-014
 - 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
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$266,566.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: \$266,566.00
- Real Property Transfer Tax Due: \$1,041.30

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

5. Partial Interest: Percentage being transferred: 100.0 %

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 *Eugene Cleveland Canepa* Capacity Attorney

Signature _____ Capacity _____

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

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

Print Name: Eugene Cleveland Canepa, Trustee
 Address: 270 Lake Street
 City: Reno
 State: NV Zip: 89501

Print Name: Julie I. Patino
 Address: 270 Lake Street
 City: Reno
 State: NV Zip: 895010

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Thomas J. Hall, Esq. Escrow # _____
 Address: 305 S. Arlington Avenue
 City: Reno State: NV Zip: 89501

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