

APN# 1418-15-801-010 (formerly APN 1418-15-801-005)



KAREN ELLISON, RECORDER

E03

Recording Requested by/Mail to:

Name: Gunderson Law Firm

Address: 3895 Warren Way

City/State/Zip: Reno, NV 89509

Mail Tax Statements to:

Name: Gunderson Law Firm

Address: 3895 Warren Way

City/State/Zip: Reno, NV 89509

**DEED OF CORRECTION**

**Title of Document** (required)

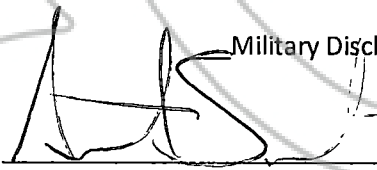
------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

Austin K. Sweet, Esq.

Printed Name

This document is being (re-)recorded to correct document # 0729273, and is correcting  
and clarifying the legal description.

**APN: 1418-15-801-010 (formerly APN 1418-15-801-005)**

**WHEN RECORDED MAIL TO:**

James P. Czajkowski  
c/o Gunderson Law Firm  
3895 Warren Way  
Reno, NV 89509

**DEED OF CORRECTION**

By way of a ***GRANT, BARGAIN and SALE DEED*** dated August 27, 2008, and recorded with the Douglas County Recorder's Office on September 3, 2008, as Document # 0729273, certain real property situated in the County of Douglas, State of Nevada, was conveyed to James P. Czajkowski, a married man as his sole and separate property.

By way of a ***Decree Quieting Title*** entered in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, Case No. 13-CV-0318 on December 2, 2014, and recorded with the Douglas County Recorder's Office on December 9, 2014, as Document # 2014-854131, it was ORDERED, ADJUDGED AND DECREED that James P. Czajkowski is the owner of certain real property situate in the County of Douglas, State of Nevada.

Therefore, consistent with the ***GRANT, BARGAIN and SALE DEED*** and the ***Decree Quieting Title***, James P. Czajkowski submits this ***DEED OF CORRECTION*** clarifying and correcting the legal description of the real property owned by James P. Czajkowski situated in the County of Douglas, State of Nevada, commonly referred to as APN 1418-15-801-010 (formerly APN 1418-15-801-005), is as follows:

**PARCEL 1:**

All of Parcel A of the Parcel Map for Robert Martin filed in the Office of the Douglas County Recorder, recorded May 13, 1974, as Document 73146, lying Westerly of U.S. Highway 50.

**PARCEL 2:**

All that portion of Section 15, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the Southwesterly corner of Parcel A per that Parcel Map recorded on May 13, 1974 as Document Number 73146, Douglas County records;

thence North 89°41'00" West 124.6 feet more or less to a point on the approximate Low-Water Line of Lake Tahoe, elevation 6223.0 feet, Lake Tahoe Datum;

thence Northerly along said approximate Low-Water Line the following 7 courses:

North 27°42'09" East 35.94 feet;  
North 47°45'01" West 8.07 feet;  
South 78°35'39" West 26.86 feet;  
North 58°08'14" West 13.48 feet;  
North 75°59'50" West 30.26 feet;  
North 12°53'32" West 26.06 feet;  
North 39°55'34" West 16.36 feet;

thence leaving said approximate Low-Water Line South 89°41'00" East 170.2 feet more or less to the Northwest corner of said Parcel A;

thence along said Parcel A South 17°54'08" East 88.34 feet (cited South 17°55' East 89.5 feet) to the Point of Beginning.

Containing 11,763 square feet, more or less.

The Basis of Bearing for the description is the above referenced Parcel Map.

Title to this real property, together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, therefore belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, is confirmed and vested in James P. Czajkowski.

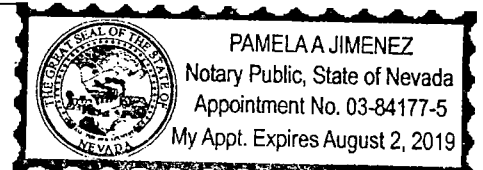
DATED this 15<sup>th</sup> day of November 2017.

JAMES P. CZAJKOWSKI

STATE OF NEVADA  
COUNTY OF Douglas

This instrument was acknowledged before me  
on this 15<sup>th</sup> day of November, 2017 by James P. Czajkowski.

Pamela A Jimenez  
NOTARY PUBLIC for Nevada  
Commission Expires: 8/2/19



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-15-801-010  
 b) 1418-15-801-005  
 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: <i>To correct &amp; clarify legal descr.</i>	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: True recognition of ownership established by Grant, Bargain, and Sale Deed #0729273; and Decree Quieting Title #2014-854131

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 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 *ASJ* Capacity Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: James P. Czajkowski  
 Address: c/o Gunderson Law Firm  
 City: 3895 Warren Way, Reno  
 State: NV Zip: 89509

Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: Same  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gunderson Law Firm, Austin K. Sweet, Esq. Escrow # \_\_\_\_\_  
 Address: 3895 Warren Way  
 City: Reno State: NV Zip: 89509

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