

**APN: 1022-10-002-071**

**RECORDING REQUESTED BY:**

Mrs. Alaina Maggio  
3925 Topaz Ranch Dr.  
Wellington, NV 89444

**AFTER RECORDATION, RETURN BY MAIL TO:**

Mrs. Alaina Maggio  
3925 Topaz Ranch Dr.  
Wellington, NV 89444



KAREN ELLISON, RECORDER

E05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUIT CLAIM DEED**

**THIS QUITCLAIM DEED**, executed this 16<sup>th</sup> day of December, 2017, by first party, Grantor, ALAINA MAGGIO, a married woman, as her sole and separate property, whose post office address is 3925 Topaz Ranch Drive, Wellington, Nevada 89444, to second party, Grantee, ALAINA MAGGIO, a married woman, as her sole and separate property, and TIMOTHY JOHN HIGGINS, an unmarried man, as joint tenants, whose post office address is 3925 Topaz Ranch Drive, Wellington, Nevada 89444.

**WITNESSETH**, That the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

**LOT 18, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 20, 1967, IN BOOK 47, PAGE 761, AS DOCUMENT NO. 35464.**

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.

  
Alaina Maggio

(See attached Notary block)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

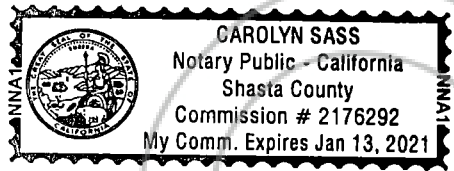
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Shasta )  
On 12/18/17 before me, Carolyn SASS Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Alaina MAGGIO  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carolyn Sass  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quit claim DEED  
Document Date: 12/18/17 Number of Pages: 1  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Alaina MAGGIO  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1022-10-002-071  
 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: <u>From Daughter to Daughter + Father</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: A transfer of real property if the owner of the property is related to the person to whom it is conveyed.

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 Alaina Maggio Capacity Grantor

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Alaina Maggio  
 Address: 3925 Topaz Ranch Dr.  
 City: Wellington  
 State: NV Zip: 89444

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Alaina Maggio and Timothy John Higgins  
 Address: 3925 Topaz Ranch Dr.  
 City: Wellington  
 State: NV Zip: 89444

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Clouser, Hemen, Wasick Law Group Escrow # \_\_\_\_\_  
 Address: 1512 US Highway 395, Suite 1  
 City: Gardnerville State: NV Zip: 89410

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