

PARCEL IDENTIFICATION NUMBER: 1320-33-717-043

File Number: OS3300-18010517

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

SEND TAX STATEMENTS/BILLS TO:

Jose E. Rodriguez and Maggie P. Rodriguez
1355 Westminster Place, Gardnerville, NV 89410

QUITCLAIM DEED

Exempt: Section NRS 375.090(5): owner related to the person to whom property is conveyed within the first degree of lineal consanguinity or affinity.

Jose E. Rodriguez and Maggie P. Rodriguez, husband and wife, and their son **Jose Rodriguez, Jr.**, an unmarried man, hereinafter grantors, whose tax-mailing address is **1355 Westminister Place, Gardnerville, NV 89410**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jose E. Rodriguez and Maggie P. Rodriguez**, husband and wife as joint tenants, hereinafter grantees, whose tax mailing address is **1355 Westminister Place, Gardnerville, NV 89410**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Gardnerville, County of Douglas, State of NV, and is described as follows: Lot 24, Block C, as set forth on Final Subdivision Map of Chichester Estates Phase 9, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 27, 2001, in Book 1101, Page 7916, as Document No. 528504, and by Certificate of Amendment recorded February 15, 2002, in Book 0202, Page 5301, as Document No. 534878, Official Records of Douglas County, Nevada

Being the same property conveyed from Jose E. Rodriguez and Maggie P. Rodriguez, husband and wife as joint tenants to Jose E. Rodriguez and Maggie P. Rodriguez, husband and wife as joint tenants and Jose Rodriguez, Jr. an unmarried man all together as joint tenants by deed dated September 18, 2007 and recorded September 24, 2007 in Instrument No. 0709875 in

Book 0907 Page 5638 of Official Records.

APN: 1320-33-717-043

Property Address is: 1355 Westminster Place, Gardnerville, NV 89410

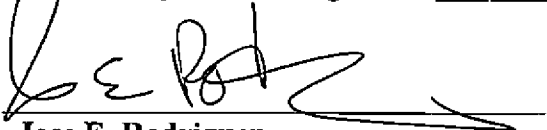
Prior instrument reference: 0709875, Official Records Book 0907, Page 5638

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

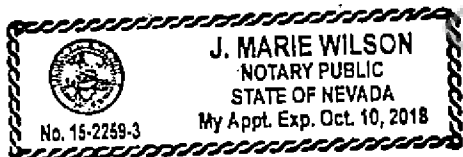
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

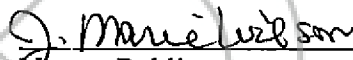
Executed by the undersigned on 4th June, 2018:


Jose E. Rodriguez

STATE OF NEVADA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on 4th June 2018, 2018 by **Jose E. Rodriguez**, who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Executed by the undersigned on 4 June, 2018:

Maggie P. Rodriguez
Maggie P. Rodriguez

STATE OF NEVADA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on 4th June, 2018 by Maggie P. Rodriguez who are personally known to me or have produced DA's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



J. Marie Wilson
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Executed by the undersigned on 4th June, 2018:

Jose Rodriguez, Jr.
Jose Rodriguez, Jr.

STATE OF NEVADA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on 4th June, ^{gmu} 2018 by **Jose Rodriguez, Jr.** who are personally known to me or have produced DMV's Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



J. Marie Wilson
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

COPIES

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-33-717-043
 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'/Ind'l
 g. Agricultural h. Mobile Home
 i. Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: removing son from title

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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity: grantee

Signature [Signature] Capacity: grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Jose E. Rodriguez, Maggie P. Rodriguez and Jose Rodriguez, Jr.
 Address: 1355 Westminster Place, Gardnerville, NV 89410
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Jose E. Rodriguez and Maggie P. Rodriguez
 Address: 1355 Westminster Place, Gardnerville, NV 89410
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: The 365 Escrow # _____
 Address: 345 Rousar Rd
 City: Corapolis State: PA Zip: 15108