

DOUGLAS COUNTY, NV
RPTT:\$347.10 Rec:\$35.00
\$382.10 Pgs=5
AMROCK, INC
KAREN ELLISON, RECORDER

2018-920462

10/04/2018 11:00 AM

Please return to:
Amrock
662 Woodward Ave
Detroit Michigan 48226

Prepared By:
Marce Anthony
662 Woodward Ave
Detroit, MI 48226-1906
(313)877-1866

64753086

COVER LETTER

Type of Document: Quit Claim Deed

Date of Document: September 14th, 2018

Recorded Date: October 2nd, 2018

Recording Information: INST#: 2018-920342

Re-Recording to pay remaining 50% of Transfer tax that is owed

DOUGLAS COUNTY, NV
RPTT:\$347.10 Rec:\$35.00
\$382.10 Pgs=4 10/02/2018 08:20 AM
AMROCK, INC
KAREN ELLISON, RECORDER

APN: 1420-07-101-001
R.P.T.T.: \$347.10
Recording Requested By:
Ricardo Contreras-Guevara
858 Jacks Valley Road
Carson City, NV 89705
After Recording Mail To:
Ricardo Contreras-Guevara, et al
858 Jacks Valley Road
Carson City, NV 89705
Send Subsequent Tax Bills To:
Ricardo Contreras-Guevara, et al
858 Jacks Valley Road,
Carson City, NV 89705

QUITCLAIM DEED

64753086 - 4684449 4710772

THIS INDENTURE WITNESSETH THAT, Charles P. Bluth, a married man as his sole and separate property as to an undivided 50% interest and Ricardo Contreras-Guevara, formerly known as Ricardo Contreras and Esbeydy Contreras, husband and wife as joint tenants as to an undivided 50% interest, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Ricardo Contreras-Guevara and Esbeydy Contreras, husband and wife and Ricardo M Contreras, an unmarried man, as joint tenants, whose address is 858 Jacks Valley Road, Carson City, Nevada 89705,

ALL that real property situated in the City of Carson, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 858 Jacks Valley Road, Carson City, NV 89705

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 thereunto belonging or in anywise appertaining.

(Attached to and becoming a part of Quitclaim Deed dated 9-14-18 between Charles P. Bluth, a married man as his sole and separate property as to an undivided 50% interest and Ricardo Contreras-Guevara, formerly known as Ricardo Contreras and Esbeidy Contreras, husband and wife as joint tenants as to an undivided 50% interest, as Seller(s) and Ricardo Contreras-Guevara and Esbeidy Contreras, husband and wife and Ricardo M Contreras, an unmarried man, as joint tenants, as Purchaser(s).)

WITNESS my/our hands, this 14th day of September, 2018.

~~Charles P. Bluth~~ ~~not present~~

~~Ricardo~~ f/k/a Ricardo Contreras
Ricardo Contreras-Guevara,
f/k/a Ricardo Contreras

esbeidy contreras
Esbeidy Contreras

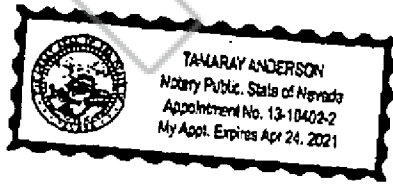
STATE OF Nevada
COUNTY OF Washoe ss

This instrument was acknowledged before me, this 14th day of September, 2018, by Charles P. Bluth and Ricardo Contreras-Guevara, f/k/a Ricardo Contreras and Esbeidy Contreras. not present

NOTARY STAMP/SEAL

[Signature]
Notary Public

Notary
Title and Rank
My Commission Expires: April 24th 2021



(Attached to and becoming a part of Quitclaim Deed dated 9-26-18 between Charles P. Bluth, a married man as his sole and separate property as to an undivided 50% interest and Ricardo Contreras-Guevara, formerly known as Ricardo Contreras and Esbeidy Contreras, husband and wife as joint tenants as to an undivided 50% interest, as Seller(s) and Ricardo Contreras-Guevara and Esbeidy Contreras, husband and wife and Ricardo M Contreras, an unmarried man, as joint tenants, as Purchaser(s).)

WITNESS my/our hands, this 26 day of SEPT., 2018.

[Signature]
Charles P. Bluth

[Signature]
Ricardo Contreras-Guevara,
f/k/a Ricardo Contreras

Esbeidy Contreras

STATE OF NEVADA)
COUNTY OF WASHOE) ss

This instrument was acknowledged before me, this 25TH day of SEPTEMBER, 2018, by Charles P. Bluth and Ricardo Contreras-Guevara, f/k/a Ricardo Contreras and Esbeidy Contreras.

NOTARY STAMP/SEAL

[Signature]
Notary Public

Title and Rank _____
My Commission Expires: 12-26-2018



EXHIBIT A – LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

SITUATE IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 20 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND BRASS CAP 1/16 CORNER MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7; PROCEED SOUTH 0°04'53" EAST 190.22 FEET TO A FOUND IRON PIPE; THENCE NORTH 66°34'09" EAST 491.90 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF JACK'S VALLEY ROAD TO A FOUND REBAR; THENCE SOUTH 88°33'36" WEST 140.07 FEET MORE OR LESS ALONG THE SECTION LINE TO A FOUND IRON PIPE; THENCE SOUTH 89°39'29" WEST 311.59 FEET MORE OR LESS ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM: ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF SILVERADO DRIVE AS IT PRESENTLY EXIST.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on March 31, 2010, as Document No. 761303 (Ricardo Contreras-Guevara and Esbeidy Contreras); and Deed recorded March 31, 2010, as Document No. 761304 (Charles P. Bluth) in Carson City Records, Carson City, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-07-101-001
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

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

- 3.a. Total Value/Sales Price of Property \$ 177,731.00
 b. Deed in Lieu of Foreclosure Only (value of property (N/A))
 c. Transfer Tax Value: \$ 89,000.00
 d. Real Property Transfer Tax Due \$ 347.10

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section N/A
 b. Explain Reason for Exemption: Pre-recording document number 2018-925342
Transfer tax should have been 100%

5. Partial Interest: Percentage being transferred: 50 %

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 Mance Anthony Capacity: Agent of Amrock
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Charles P. Bluth, et al
 Address: 9550 Gateway Drive
 City: Reno
 State: Nevada Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ricardo Contreras-Guevara, et al
 Address: 858 Jacks Valley Road
 City: Carson City
 State: Nevada Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Amrock-Recording Department
 Address: 662 Woodward Avenue
 City: Detroit

Escrow # 64753086
 State: MI Zip: 48226