

APN: 1220-24-501-031
Prior APN 0000-29-462-420



KAREN ELLISON, RECORDER E07

When Recorded, Please Return To
Heritage Law Group, P C
1625 Highway 88, Suite 304
Minden, Nevada 89423

Mail Future Tax Statements To
John Garcia and Barbara Garcia, Trustees
PO Box 1977
Gardnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John E Garcia and Barbara A Garcia, husband and wife as Joint Tenants, do hereby remise, release, and forever quitclaim and transfer all interest in 766 Roan Circle, Gardnerville, Nevada, APN 1220-24-501-031, to John Edward Garcia and Barbara Adele Garcia, Trustees of the *John Edward and Barbara Adele Garcia Living Trust, dated November 29, 2018*, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as

See Exhibit A attached hereto and incorporated herein by this reference

Pursuant to NRS 111 312, the above legal description previously appeared in Grant Deed recorded on April 9, 1984, as Document Number 099339

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof

Date November 29, 2018

John E Garcia

Barbara A Garcia

State of Nevada)
County of Douglas)

This instrument was acknowledged before me on November 29, 2018, by John E Garcia and Barbara A Garcia

Notary Public

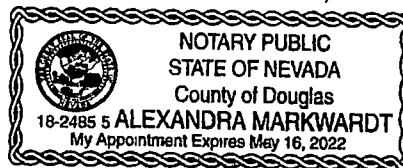


EXHIBIT A

LEGAL DESCRIPTION

Parcel 4, as set forth on the Parcel Map for Leon and Barbara B Dowty being a portion of the North half of the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B & M , recorded March 21, 1984, in Book 384, Page 1856, Document No 98487, Official Records of Douglas County, State of Nevada.



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument # _____	
Book _____	Page _____
Date of Recording <u>12/5/18 Verified Deed</u>	
Notes <u>AB</u>	

- 1 Assessor Parcel Number(s)
a) 1220-24-501-031
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 |
| i) <input type="checkbox"/> Other _____ | |

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 7
b Explain Reason for Exemption Transfer to Trust without consideration

5 Partial Interest Percentage being transferred 100 %

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 therein. Furthermore, the 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 John E Garcia Capacity Grantor
Signature Barbara A Garcia Capacity Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED
Name John E Garcia & Barbara A Garcia
Address PO Box 1977
City, State, ZIP Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION - REQUIRED
Name John Edward Garcia and Barbara Adele Garcia,
Trustees of the *John Edward and Barbara Adele Garcia Living Trust dated November 29, 2018*
Address: PO Box 1977
City, State, ZIP Gardnerville, NV 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name Heritage Law Group, P C **Escrow #** _____
Address 1625 Highway 88, Suite 304
City, State, ZIP Minden, NV 89423