

APN: 1319-19-720-017

R.P.T.T.: \$0.00

Exempt: (5)

**Recording Requested By:**

Bryan Dion  
157 Tramway Drive #A  
Stateline, NV 89449

**After Recording Mail To:**

Bryan Dion, et al  
157 Tramway Drive #A  
Stateline, NV 89449

**Send Subsequent Tax Bills To:**

Bryan Dion, et al  
157 Tramway Drive #A  
Stateline, NV 89449

65789420 480 4703

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT, Bryan Dion, a married man as his sole and separate property, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Bryan Dion and Xena M.A. Dion, husband and wife as joint tenants with right of survivorship and not as tenants in common, whose address is 157 Tramway Drive #A, Stateline, NV 89449,

ALL that real property situated in the County of Douglas, 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: 157 Tramway Drive #A, Stateline, NV 89449

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.



# ACKNOWLEDGMENT

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 El Dorado

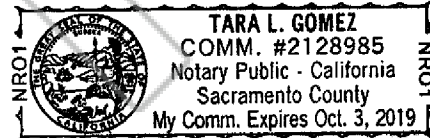
On 1/4/19 before me, Tara L. Gomez, Notary Public  
(insert name and title of the officer)

personally appeared Bryan Dion  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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 Tara L. Gomez (Seal)



## EXHIBIT A – LEGAL DESCRIPTION

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

PARCEL A, AS SET FORTH ON THE PARCEL MAP OF LOT 565, SECOND AMENDED MAP OF SUMMIT VILLAGE, FILED FOR RECORD OCTOBER 17, 1983 IN BOOK 1083, PAGE 2617, AS DOCUMENT NO. 89543, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on July 3, 2003, as Book 0703, Page 01701, Doc. No. 0582474, in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-19-720-017  
 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  
 Other

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( N/A ) )  
 c. Transfer Tax Value:                              \$ 0.00  
 d. 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 title spouse to spouse for no 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 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 [Signature] Capacity: grantor

Signature [Signature] Capacity: grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Bryan Dion  
 Address: 157 Tramway Drive #A  
 City: Stateline  
 State: NV                              Zip: 89449

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Bryan Dion, et al  
 Address: 157 Tramway Drive #A  
 City: Stateline  
 State: NV                              Zip: 89449

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

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

Escrow # 65189420  
 State: MI                              Zip: 48226