

A.P.N.: **112135001040**
File No: **1038507LV (cp)**

DOUGLAS COUNTY, NV **2020-941077**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=6 **01/21/2020 08:46 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER E05

When Recorded Return and Send Tax Statements To:
First American Title Attn:
Recording Team
4795 Regent Blvd
Irving, TX 75063

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

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOSHUA PULIDO AND STEPHANIE PULIDO, HUSBAND AND WIFE AND STEVEN L. HYINK, AN MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Do(es) hereby **RELEASE AND FOREVER QUITCLAIM** to

JOSHUA PULIDO AND STEPHANIE PULIDO, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP having an address of: **2960 PINE VALLEY RD GARDNERVILLE, NV 89410**

All the right, title, and interest of the undersigned in and to the real property situate in the County of **DOUGLAS**, State of **NEVADA**, described as follows:

PARCEL C OF THAT PARCEL MAP OF THOMAS E. FARRELL, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 13, 1979, IN BOOK 679, PAGE 938, AS DOCUMENT NO. 33463. BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JOSHUA PULIDO AND STEPHANIE PULIDO, HUSBAND AND WIFE AND STEVEN L. HYINK, AN MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM FREDRICK B. HERSEY AND ANN M, HERSEY, TRUSTEES OF THE FREDRICK B. HERSEY & ANN M. HERSEY FAMILY TRUST DATED MARCH 24, 1992 BY DEED DATED OCTOBER 22, 2018 AND RECORDED NOVEMBER 01, 2018 IN Book: N/A, PAGE N/A AS INSTRUMENT NO. 2018-921693 OF OFFICIAL RECORDS.

Exemption code: Transfer between parents and children, spouse to spouse, or registered Nevada domestic partners.

The purpose of this Quitclaim document is to relinquish any possible community interest that grantor may have or may acquire in the future.

[Signature]
JOSHUA PULIDO

Date: 11/13/19

[Signature]
STEPHANIE PULIDO

Date: 11/13/19

STATE OF **NEVADA**)
COUNTY OF Douglas)
:SS.

This instrument was acknowledged before me on this:
12th day of November, 2019

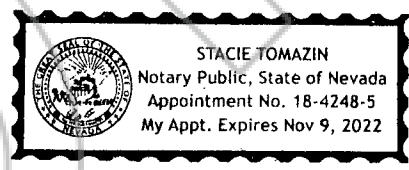
By: Joshua Pulido

By: Stephanie Pulido Its: _____

[Signature]

Notary Public

(My commission expires: 11/9/2022)




STEVEN L. HYINK

Date: 09/24/2019

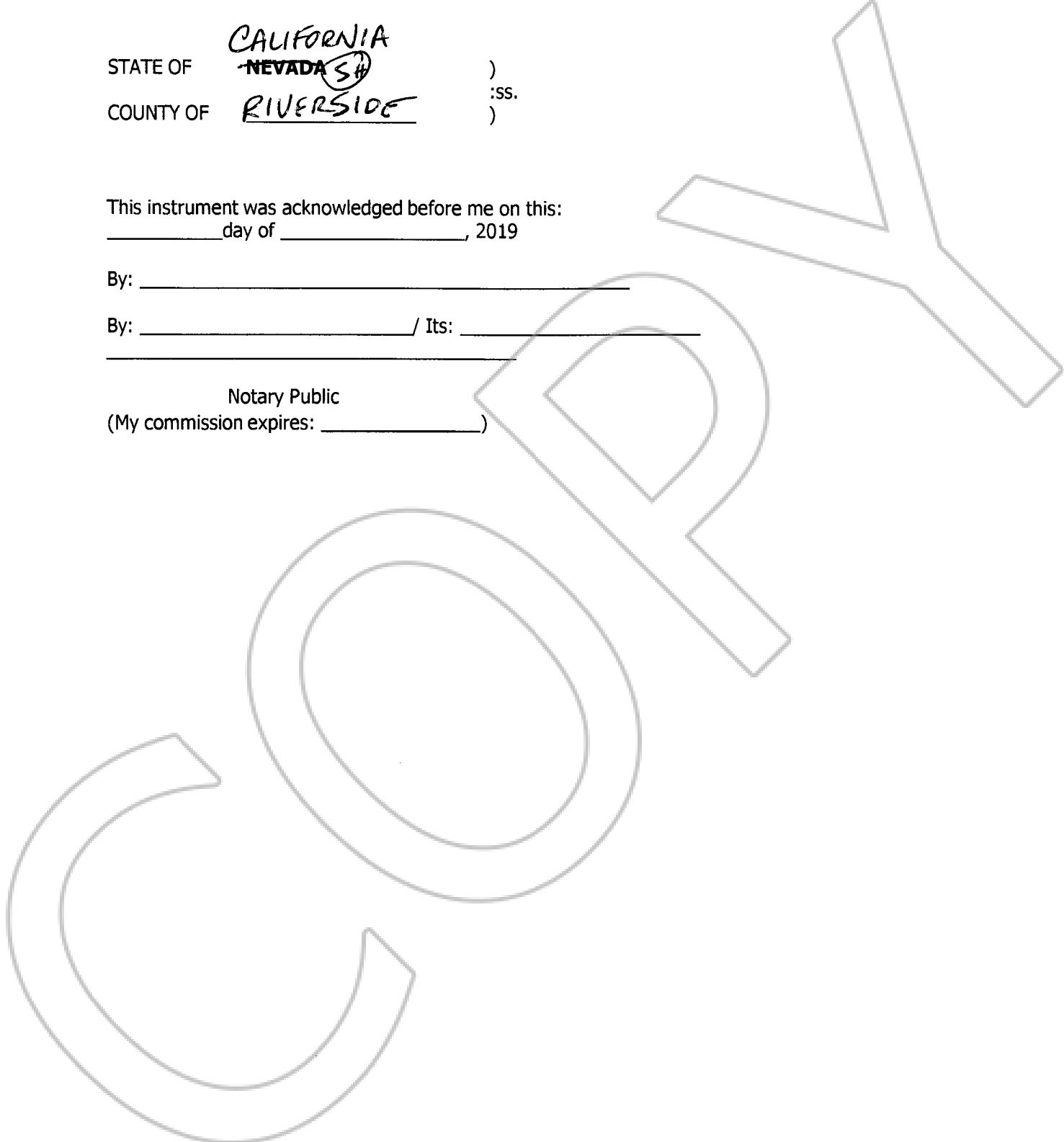
STATE OF CALIFORNIA)
~~NEVADA~~ SH)
COUNTY OF RIVERSIDE) :SS.
)

This instrument was acknowledged before me on this:
_____ day of _____, 2019

By: _____

By: _____ / Its: _____

Notary Public
(My commission expires: _____)



CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 Riverside }

On 09/24/2019 before me, Darius Jahvon Talley, Notary Public
(Here insert name and title of the officer)

personally appeared Steven Lee Hyink,
 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.

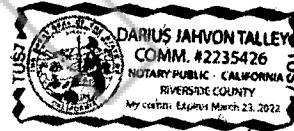
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]

Notary Public Signature

(Notary Public Seal)



INSTRUCTIONS FOR COMPLETING THIS FORM

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

NOTARY INFORMATION

NOTARY PUBLIC: PLEASE PROVIDE US WITH THE FOLLOWING INFORMATION:

Your Name: (NOTARY) Darius Jahvon Talley
Address: 31915 Rancho California Rd. Ste 200
Daytime Phone Number: 951-506-6143
State: California
County: Riverside

Escrow Officer: **Kaile Markee**
Re: **2960 PINE VALLEY RD, GARDNERVILLE, NV 89410**

File No.: **1038507LV** (cp)

AUTHORIZATION FOR QUITCLAIM

The undersigned hereby authorizes and directs Escrow Holder to prepare a Quitclaim Deed from the undersigned in favor of _____ conveying the following described property:

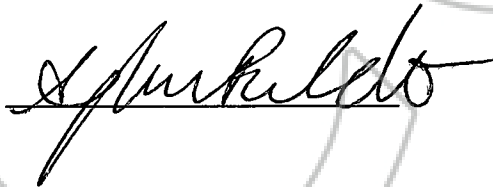
PARCEL C OF THAT PARCEL MAP OF THOMAS E. FARRELL, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 13, 1979, IN BOOK 679, PAGE 938, AS DOCUMENT NO. 33463. BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JOSHUA PULIDO AND STEPHANIE PULIDO, HUSBAND AND WIFE AND STEVEN L. HYINK, AN MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM FREDRICK B. HERSEY AND ANN M, HERSEY, TRUSTEES OF THE FREDRICK B. HERSEY & ANN M. HERSEY FAMILY TRUST DATED MARCH 24, 1992 BY DEED DATED OCTOBER 22, 2018 AND RECORDED NOVEMBER 01, 2018 IN Book: N/A, PAGE N/A AS INSTRUMENT NO. 2018-921693 OF OFFICIAL RECORDS.

Escrow Holder is hereby instructed and authorized to record said Quitclaim Deed concurrently with other documents called for in the above numbered escrow without further authorization and/or approval, and without collection of any funds for the account of the undersigned.

Date: 11/13/19





STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 112135001040
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ \$0.00
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 05
 b. Explain Reason for Exemption: Removing Father from title

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 _____ Capacity Grantor
 Signature _____ Capacity Grantor

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

Print Name: Steven L. Hyink
 Address: 2960 PINE VALLEY RD
 City: GARDNERVILLE
 State: NEVADA Zip: 89410

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

Print Name: Joshua Pulido And Stephanie Pulido
 Address: 2960 PINE VALLEY RD
 City: GARDNERVILLE
 State: NEVADA Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: First American Title Insurance Co Escrow # 1038507
 Address: 4795 Regent Blvd, 1006-A
 City: Irving State: TX Zip: 75061

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