

DOUGLAS COUNTY, NV

2020-947614

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

06/12/2020 11:44 AM

INDECOMM GLOBAL SERVICES

KAREN ELLISON, RECORDER

E05

APN # 1220-21-210-252

**Recording Requested by and Return to:**

Indecomm Global Services  
as Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

**Quitclaim Deed**

**(Title of Document)**

Record 1<sup>st</sup>

81571345

This page added to provide additional information required by NRS 111.312 Sections 1-4.

(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

APN: 1220-21-610-252

~~AFTER RECORDING RETURN TO:  
Daniel C. Vallejo And Briana Vallejo  
713 Addler Rd  
Gardnerville, NV 89460-8331  
File No. 01-20033912~~

MAIL TAX STATEMENTS TO:  
Daniel C. Vallejo And Briana Vallejo  
713 Addler Rd  
Gardnerville, NV 89460-8331

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### QUITCLAIM DEED

THIS DEED made and entered into on this 15 day of MAY, 20 20, by and between **DANIEL C. VALLEJO, A MARRIED MAN, WHO ACQUIRED TITLE AS SINGLE, JOINED IN EXECUTION BY HIS SPOUSE, BRIANA VALLEJO**, a mailing address of 713 ADDLER RD, GARDNERVILLE, NV 89460-8331, hereinafter referred to as Grantor(s) and **DANIEL C. VALLEJO and BRIANA VALLEJO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 713 ADDLER RD, GARDNERVILLE, NV 89460-8331, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 713 ADDLER RD, GARDNERVILLE, NV 89460

Prior instrument reference: Instrument Number 2016-886300, Recorded: 08/18/2016

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 15 day of May, 2020

Daniel C Vallejo  
DANIEL C. VALLEJO

Briana Vallejo  
BRIANA VALLEJO

STATE OF Nevada  
COUNTY OF Douglas

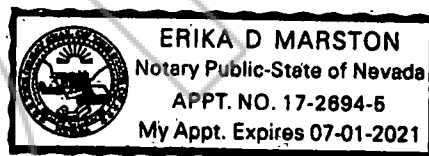
On May 15, 2020, before me, the undersigned, a notary public in and for said State personally appeared DANIEL C. VALLEJO AND BRIANA VALLEJO personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Erika D Marston  
NOTARY PUBLIC SIGNATURE

Erika D Marston  
Printed Name of Notary Public

My commission expires: 7-1-2021



No title exam performed by the preparer. Legal description and party's names provided by the party.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA:

LOT 394, OF GARDNERVILLE RANCHOS UNIT NO. 6, ACCORDING TO THE MAP THEREOF,  
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF  
NEVADA ON MAY 29, 1973 IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

TAX ID NO: 1220-21-610-252

BEING THE SAME PROPERTY CONVEYED BY GRANT, BARGAIN, SALE DEED

GRANTOR: ROSEHILL, LLC, A NEVADA LIMITED LIABILITY COMPANY

GRANTEE: DANIEL C. VALLEJO, A SINGLE MAN

DATED: 08/14/2016

RECORDED: 08/18/2016

DOC#/BOOK-PAGE: 2016-886300

PROPERTY COMMONLY KNOWN AS: 713 ADDLER RD, GARDNERVILLE, NV 89460



\*U07308630\*

7821 5/19/2020 81571345/2

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a. 1220-21-610-252  
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 \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
c. Transfer Tax Value: \$ \_\_\_\_\_  
d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 05  
b. Explain Reason for Exemption: adding spouse to title 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 AGENT

Signature [Signature] Capacity: AGENT

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

Print Name: Daniel C. Vallejo & Briana Vallejo  
Address: 713 ADDLER RD  
City: GARDNERVILLE  
State: NV Zip: 89460

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

Print Name: Daniel C. Vallejo & Briana Vallejo  
Address: 713 ADDLER RD  
City: GARDNERVILLE  
State: NV Zip: 89460

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

Print Name: Indecomm Global Services  
Address: 1260 Energy Lane  
City: St. Paul, MN 55108

Escrow # 01-20033912  
State: \_\_\_\_\_ Zip: \_\_\_\_\_