

APNs: 1022-32-210-012 and  
1022-32-210-014



KAREN ELLISON, RECORDER E03

When recorded, mail to:  
Peter & Michelle Corselli  
2051 Comstock Drive  
Gardnerville, NV 89410

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

QUITCLAIM DEED

THIS INDENTURE made this 11 day of June, 2020, by and between PETER J. CORSELLI and MICHELLE L. PILATI CORSELLI, GRANTOR, and PETER J. CORSELLI and MICHELLE L. PILATI CORSELLI, GRANTEE.

WITNESSETH:

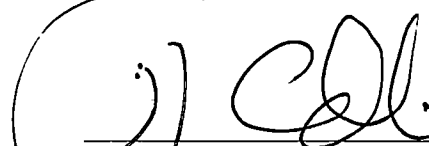
WHEREAS, GRANTOR is the owner of certain real property located in Douglas County, Nevada more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein ("Property").

NOW THEREFORE, the undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, and forever quitclaims unto GRANTEE, and to its successors and assigns forever, all of their right, title, and interest across, upon, in and under the Property.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, including but not limited to, any and all buildings, improvements, structures and

fixtures located thereon, unto the GRANTEE and to its heirs, successors and assigns forever.

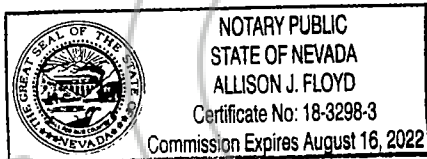
IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

  
\_\_\_\_\_  
PETER J. CORSELLI

  
\_\_\_\_\_  
MICHELLE L. PILATI CORSELLI

STATE OF NEVADA        )  
  : ss.  
COUNTY OF DOUGLAS    )

On June 11, 2020, personally appeared before me, a notary public, Peter J. Corselli & Michelle L. Pilati Corselli, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing instrument, who acknowledged to me that they executed the foregoing right-of-way deed.



  
\_\_\_\_\_  
NOTARY PUBLIC

2934-001  
05/11/2020

**DESCRIPTION  
REVERTED PARCEL  
(A.P.N. 1022-32-210-012 & 1022-32-210-014)**

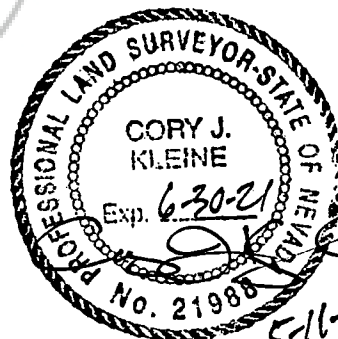
All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lots 10, 11 & 12 per the Topaz Subdivision Map filed for record August 10, 1954 in the office of Recorder, Douglas County, Nevada in Book 1 of Maps as File No. 9774, more particularly described as follows:

**BEGINNING** at the northwest corner of said Lot 12, said point falling on the easterly right-of-way line of Comstock Drive;  
thence South 55°23'00" East, 201.44 feet to the northeast corner of said Lot 12;  
thence South 27°47'00" West, 265.65 feet to the southeast corner of said Lot 10;  
thence North 62°31'00" West, 200.00 feet to the southwest corner of said Lot 10, said point falling on the easterly right-of-way line of Comstock Drive;  
thence along said easterly right-of-way line of Comstock Drive, North 27°47'00" East, 289.67 feet to the **POINT OF BEGINNING**, containing 55,432 square feet, or 1.27 acres, more or less.

The Basis of Bearing of this description is North 27°47'00" East, the easterly right of way line of Comstock Drive as shown on the Topaz Subdivision Map filed for record August 10, 1954 in said office of Recorder, Douglas County, Nevada in Book 1 of Maps as File No. 9774

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Cory J. Kleine, P.L.S. 21988  
P.O. Box 2229  
Minden, Nevada 89423



**State of Nevada Declaration of Value**

**1. Assessor Parcel Number(s):**

- a) 1022-32-210-012 and
- b) 1022-32-210-014

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

**FOR RECORDER'S 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: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
- b. Explain Reason for Exemption: Recorded in conjunction with a lot consolidation.

**5. Partial Interest: Percentage being transferred:** \_\_\_\_\_

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 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 Peter & Michelle Corselli

Address: 2051 Comstock Drive

City: Gardnerville

State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION REQUIRED**

Print Name: Peter & Michelle Corselli

Address: 2051 Comstock Drive

City: Gardnerville

State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: D. Schnurbusch Escrow # \_\_\_\_\_

Address: 1603 Esmeralda Avenue

City: Minden State NV Zip 89423