

DOUGLAS COUNTY, NV

2020-949639

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

07/24/2020 08:25 AM

CLOSING USA

KAREN ELLISON, RECORDER

E05

APN: 1219-15-001-021

AFTER RECORDING RETURN TO:

Closing USA, LLC

7665 Omnitech Pl.

Victor, NY 14564

File No. CL200022969LD-NV

MAIL TAX STATEMENTS TO:

Richard Gregorio and Denise Gregorio

975 Sheridan Ln

Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 14th day of July, 2020, by and between **Emily Salmeri and Zeb Salmeri, wife and husband and Richard Gregorio and Denise Gregorio, husband and wife, all as joint tenants with right of survivorship**, a mailing address of 975 Sheridan Ln, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Richard Gregorio and Denise Gregorio, husband and wife, as joint tenants with right of survivorship**, a mailing address of 975 Sheridan Ln, Gardnerville, NV 89460, 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: 975 Sheridan Ln, Gardnerville, NV 89460

Prior instrument reference: Instrument Number 2017-906989, Recorded: 11/16/2017

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 11th day of July, 2020.

[Signature]

Emily Salmeri

[Signature]

Zeb Salmeri

STATE OF Nevada
COUNTY OF Douglas

On 7-11-2020, before me, the undersigned, a notary public in and for said State personally appeared Emily Salmeri & Zeb Salmeri 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.

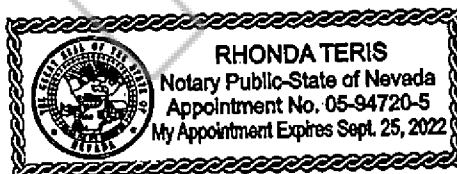
[Signature]

NOTARY PUBLIC SIGNATURE

Rhonda Teris

Printed Name of Notary Public

My commission expires: ~~9-25-2020~~ ^{PT} 9-25-22



Dated this 11th day of July, 2020.

[Signature]
Richard Gregorio

[Signature]
Denise Gregorio

STATE OF Nevada
COUNTY OF Douglas

On 7-11-2020, before me, the undersigned, a notary public in and for said State personally appeared Richard Gregorio & Denise Gregorio 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.

[Signature]
NOTARY PUBLIC SIGNATURE

Rhonda Teris
Printed Name of Notary Public

My commission expires: 9-25-22



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

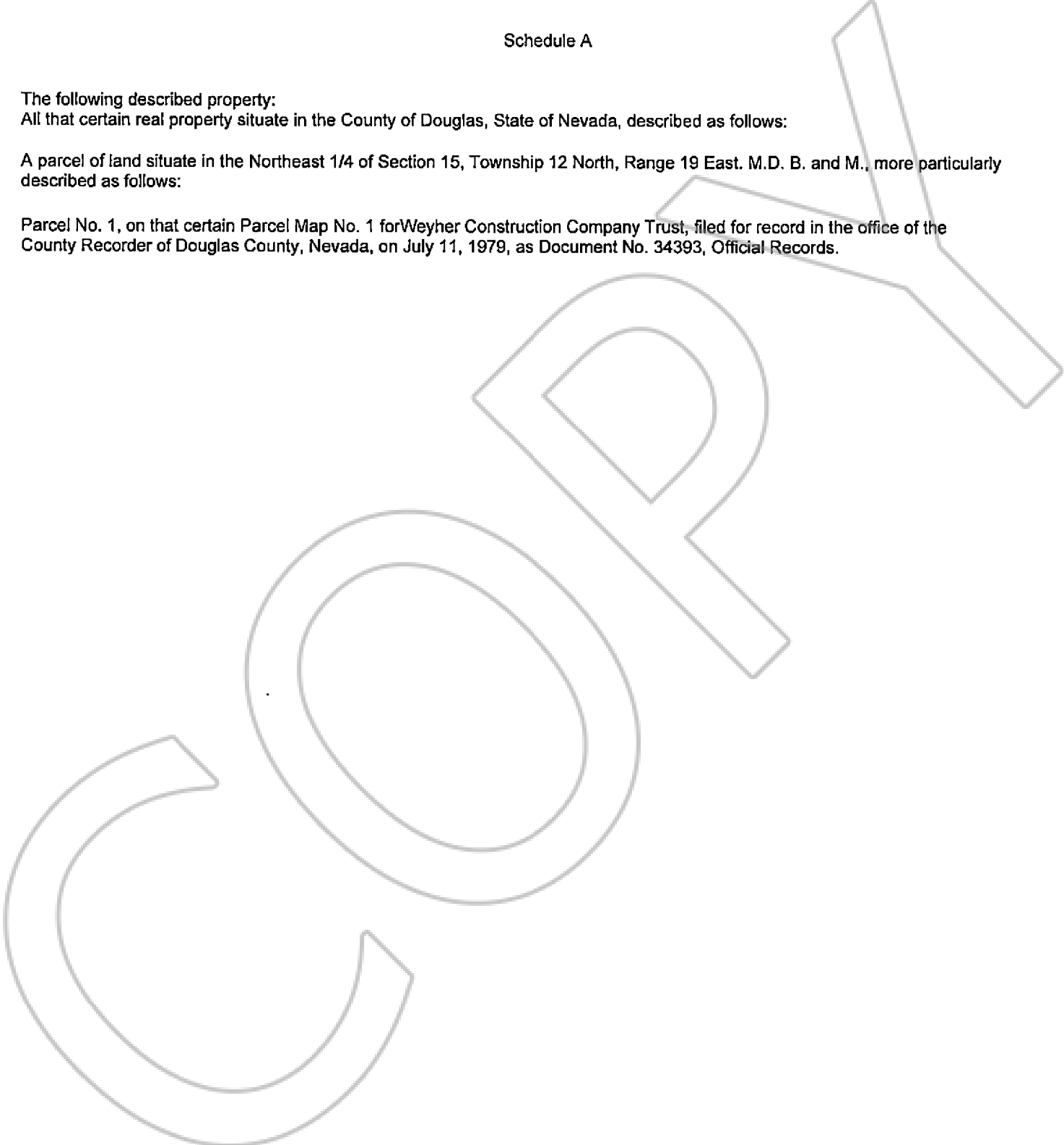
Schedule A

The following described property:

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

A parcel of land situate in the Northeast 1/4 of Section 15, Township 12 North, Range 19 East. M.D. B. and M., more particularly described as follows:

Parcel No. 1, on that certain Parcel Map No. 1 for Weyher Construction Company Trust, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 11, 1979, as Document No. 34393, Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-15-001-021
 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
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer between parent / child, removing daughter & son-in-law 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 Denise Gregorio Capacity: Grantor
 Signature Richard Gregorio Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Emily Salmeri, Zeb Salmeri, Richard Gregorio and Denise Gregorio
 Address: 975 Sheridan Ln
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Richard Gregorio and Denise Gregorio
 Address: 975 Sheridan Ln
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Closing USA, LLC
 Address: 7665 Omnitech Place
 City: Victor

Escrow # CL200022969LD
 State: NY Zip: 14564