

APNs: 1219-10-001-009 and  
1219-10-001-010



KAREN ELLISON, RECORDER E03

When recorded, mail to:  
John Phillips  
215 Phillips Way  
Gardnerville, NV 89460

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 15<sup>th</sup> day of Sept, 2020, by and between JOHN R. PHILLIPS, AN UNMARRIED MAN, GRANTOR, and JOHN R. PHILLIPS, AN UNMARRIED MAN, 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.

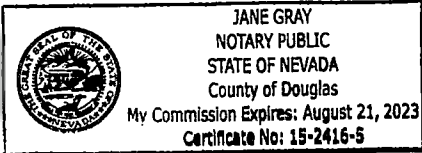
IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

*John R. Phillips*  
\_\_\_\_\_  
JOHN R. PHILLIPS

STATE OF NEVADA        )  
                                  : ss.  
COUNTY OF DOUGLAS    )

On September 15, 2020, personally appeared before me, a notary public, John R. Phillips, 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.

*Jane Gray*  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT "A"**

**DESCRIPTION  
REVERTED PARCEL  
(A.P.N. 1219-10-001-009 & 1219-10-001-010)**

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

A parcel of land lying within a portion of Section 10, Township 12 North, Range 19 East, M.D.M. being those certain parcels of land per Grant Deed filed for record October 29, 2009 in the office of Recorder Douglas County, Nevada in Book 1009, at Page 6290, as Document No. 753042 and Grant Deed filed for record October 2, 2009 in said office of Recorder in Book 1009, at Page 550, as Document No. 751679, more particularly described as follows:

**BEGINNING** at the northeast corner of the northwest one-quarter of the southwest one-quarter of the northwest one-quarter (NW1/4 SW1/4 NW1/4) of said Section 10;  
thence South 00°09'00" West, 263.86 feet to the southeast corner of said parcel;  
thence North 89°59'13" West, 328.62 feet to the southwest corner of said parcel;  
thence North 00°09'00" East, 263.84 feet to the northwest corner of said parcel,  
thence South 89°59'25" East, 328.62 feet to the **POINT OF BEGINNING**,  
containing 86,706 square feet, or 2.00 acres, more or less.

The Basis of Bearing of this description is identical to the Grant Deed filed for record October 29, 2009 in the office of Recorder Douglas County, Nevada in Book 1009, at Page 6290, as Document No. 753042 and Grant Deed filed for record October 2, 2009 in said office of Recorder in Book 1009, at Page 550, as Document No. 751679.

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) 1219-10-001-009 and
- b) 1219-10-001-010

**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 John R. Phillips Capacity Grantor

Signature John R. Phillips Capacity Grantee

**SELLER (GRANTOR) INFORMATION REQUIRED**

Print Name John R. Phillips

Address: 215 Phillips Way

City: Gardnerville

State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION REQUIRED**

Print Name: John R. Phillips

Address: 215 Phillips Way

City: Gardnerville

State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Rina Kamy Escrow #

Address: 1603 Esmeralda Avenue

City: Minden State NV Zip 89423