DOUGLAS COUNTY, NV

2020-953179

Rec:\$40.00 Total:\$40.00

09/23/2020 11:31 AM

R.O. ANDERSON ENGINEERING INC.

Pgs=4

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

0011904020200953179004046

When recorded, mail to: John Phillips 215 Phillips Way

Gardnerville, NV 89460

KAREN ELLISON, RECORDER

E03

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 <u>15th</u> day of <u>Sept</u>, 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.

HN 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.

NOTARY PUBLIC

JANE GRAY
NOTARY PUBLIC
STATE OF NEVADA
County of Douglas
4y Commission Expires: August 21, 2023
Certificate No: 15-2416-5

#### **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 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):

2. Type of Property: a) B-Vacant Land b) □ Single Family Res. c) □ Condo/Townhouse e) □ Apartment Bldg. f) □ Comm'/Ind'1 Date of Recording: Book: Page: e) □ Apartment Bldg. f) □ Comm'/Ind'1 Date of Recording: Notes: i) □ Other  3. Total Value/Sales Price of Property:  Seal Property Transfer Tax Due: Real Property Transfer Tax Due:  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 375.16at the information provided is correct to the best of their information and belief and can be supported decumentation if called upon to substantiate the information provided herein, Purthermore, the disallowance of claimed exemption, or other determination of additional tax due, may result in a penalty of the tax due p interest at 1% per month.  Pursuant to NRS 375.030, the Buxer and Seller shall be jointly and severally liable for any additional amount ow Signature  Capacity Grantor  Capacity Grantor  Capacity Grantor  Capacity Grantee  SELLER (GRANTOR) INFORMATION  REQUIRED  Print Name: John R. Phillips  Address: 215 Phillips Way  City: Gardnerville  State: NV  Zip: 89460  COMPANY/PERSON REQUESTING RECORDING  Print Name: Rina Kampy Escrow #  Address: 1603 Esmeralda Avenue		a) 1219-10-001-009 and b) 1219-10-001-010			
Deed in Lieu of Foreclosure Only (value of property)  Transfer Tax Value:  Real Property Transfer Tax Due:  \$	2.	a) → Vacant Land c) □ Condo/Townhouse e) □ Apartment Bldg. g) □ Agricultural	d) □ 2-4 Plex f) □ Comm'l/Ind'l	Document/Instrument #: Book: Page Date of Recording:	\ \
Transfer Tax Value:  Real Property Transfer Tax Due:  8	3.	Total Value/Sales Price	of Property:	\$	
Real Property Transfer Tax Due:  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 375.164 the information provided is correct to the best of their information and belief and can be supported documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of a claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due p interest at 1% per month.  Pursuant to NRS 375.030, the Buxer and Seller shall be jointly and severally liable for any additional amount ow Signature  Capacity Grantor  Capacity Grantor  Capacity Grantee  SELLER (GRANTOR) INFORMATION  REQUIRED  Print Name John R. Phillips  Address: 215 Phillips Way  Address: 215 Phillips Way  City: Gardnerville  City: Gardnerville  State: NV  Zip: 89460  COMPANY/PERSON REQUESTING RECORDING  (REQUIRED IF NOT THE SELLER OR BUYER)  Print Name: Rina Kampy Escrow #  Address: 1603 Esmeralda Avenue		Deed in Lieu of For	eclosure Only (value of propert	y)	
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 375.164 the information provided is correct to the best of their information and belief and can be supported documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of a claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due p interest at 1% per month.  Pursuant to NRS 375.930, the Buyer and Seller shall be jointly and severally liable for any additional amount ow Signature  Capacity Grantor  Capacity Grantor  SELLER (GRANTOR) INFORMATION  REQUIRED  Print Name John R. Phillips  Print Name: John R. Phillips  Address: 215 Phillips Way  Address: 215 Phillips Way  City: Gardnerville  State: NV  Zip: 89460  COMPANY/PERSON REQUESTING RECORDING  Print Name: Rina Kampy  Escrow #  Address: 1603 Esmeralda Avenue		Transfer Tax Value		\$	
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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 375.1 that the information provided is correct to the best of their information and belief and can be supported documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of a claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due printerest at 1% per month.  Pursuant to NRS 375.930, the Buxer and Seller shall be jointly and severally liable for any additional amount ow Capacity Grantor  Signature  Capacity Grantee  SELLER (GRANTOR) INFORMATION  REQUIRED  Print Name John R. Phillips  Address: 215 Phillips Way  Address: 215 Phillips Way  City: Gardnerville  State: NV  Zip: 89460  COMPANY/PERSON REQUESTING RECORDING  REQUIRED IF NOT THE SELLER OR BUYER)  Print Name: Rina Kampy  Escrow #  Address: 1603 Esmeralda Avenue	4. <u>If Exemption Claimed</u> :				
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Print Name: Rina Kampy Escrow #Address: 1603 Esmeralda Avenue	Sta	ite: <u>NV</u>	Zip: <u>89460</u>	State: NV	Zip: <u>89460</u>
Address: 1603 Esmeralda Avenue	CC	OMPANY/PERSON REC	QUESTING RECORDING	(REQUIRED IF NOT THE SELLER OR BUY	ER)
	Pri	nt Name: Rina Kampy Es	scrow #		
City: Minden State NV 7in 80423	Ad	dress: 1603 Esmeralda Av	<u>venue</u>		
State 144 219 89425 21p 89425		y: <u>Minden</u> 12-9315-9597, v. 1	State _	NV Zip <u>89423</u>	3