

DOUGLAS COUNTY, NV

2020-955242

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

10/27/2020 08:45 AM

INDECOMM GLOBAL SERVICES

KAREN ELLISON, RECORDER

E05

APN # 1319-30-529-004

**Recording Requested by and Return to:**

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

**QUITCLAIM DEED**

81668182 Rec 1st (Title of Document)

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: 1319-30-529-004

~~AFTER RECORDING RETURN TO:~~

**Elias Yousefi**  
**Christy Marie Yousefi**  
305 Olympic Court  
Stateline, NV 89449  
File No. 01-20060899

MAIL TAX STATEMENTS TO:

**Elias Yousefi**  
**Christy Marie Yousefi**  
305 Olympic Court  
Stateline, NV 89449

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**QUITCLAIM DEED**

THIS DEED made and entered into on this 19 day of August, 2020, by and between **Elias Yousefi, a married man, as his sole and separate property**, a mailing address of 305 Olympic Court, Stateline, NV 89449, hereinafter referred to as Grantor(s) and **Elias Yousefi and Christy Marie Yousefi, husband and wife, as joint tenants with right of survivorship**, a mailing address of 305 Olympic Court, Stateline, NV 89449, 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: 305 Olympic Court, Stateline, NV 89449

Prior instrument reference: Instrument Number 2019-928570, Recorded: 05/02/2019

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 19 day of August, 2020.

Elias Yousefi  
Elias Yousefi

STATE OF South Carolina  
COUNTY OF Sumter

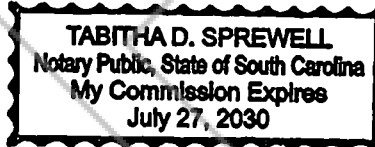
On August 19, 2020, before me, the undersigned, a notary public in and for said State personally appeared Elias Yousefi, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that 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.

Tabitha D. Sprewell  
NOTARY PUBLIC SIGNATURE

Tabitha D. Sprewell  
Printed Name of Notary Public

My commission expires: July 27, 2030



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

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

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

UNIT D, OF TAHOE VILLAGE CONDOMINIUM 22, AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 22, TAHOE VILLAGE NO. 1, FILED FOR RECORD NOVEMBER 12, 1976 AS DOCUMENT NO. 76341, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN AND TO THOSE PORTIONS DESIGNATED AS COMMON AREAS OF TAHOE VILLAGE CONDOMINIUM 22, TAHOE VILLAGE NO. 1, FILED FOR RECORD NOVEMBER 12, 1974 AS DOCUMENT NO. 76341, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

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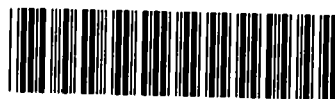
BEING THE SAME PROPERTY CONVEYED BY GRANT, BARGAIN, SALE DEED

GRANTOR: CHRISTY M. YOUSEFI, A MARRIED WOMAN  
GRANTEE: ELIAS YOUSEFI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY  
DATED: 04/30/2019  
RECORDED: 05/02/2019  
DOC#/BOOK-PAGE: 2019-928570 / NA

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

GRANTOR: ERIK J. NEWMARK AND CADENA NEWMARK, TRUSTEES OF THE NEWMARK FAMILY TRUST DATED JULY 24, 2013, AS AMENDED AND COMPLETELY RESTARTED ON JULY 9, 2015  
GRANTEE: ELIAS YOUSEFI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY  
DATED: 04/30/2019  
RECORDED: 05/02/2019  
DOC#/BOOK-PAGE: 2019-928569 / NA

PROPERTY COMMONLY KNOWN AS: 305 OLYMPIC COURT, STATELINE, NV 89449



+U07418851+

7821 8/24/2020 81668182/3

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-529-004  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land             | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" 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                      |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 1.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 05  
 b. Explain Reason for Exemption: QUITCLAIM DEED ADDING SPOUSE

5. Partial Interest: Percentage being transferred: 50 %  
 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 Elias Yousefi Capacity: GRANTOR

Signature Christy Marie Yousefi Capacity: GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Elias Yousefi  
 Address: 305 Olympic Court  
 City: Stateline  
 State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Elias Yousefi and Christy Marie Yousefi  
 Address: 305 Olympic Court  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Indecomm Global Services Escrow # \_\_\_\_\_  
 Address: 1427 Energy Park Drive  
 City: St Paul, MN 55108 State: \_\_\_\_\_ Zip: \_\_\_\_\_