

DOUGLAS COUNTY, NV
RPTT:\$74.10 Rec:\$40.00
Total:\$114.10
MOBO LAW

2020-955627
11/02/2020 01:23 PM

Pgs=3

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

MOBO Law, LLP
10280 Donner Pass Road
Truckee, CA 96161
Attn: Troy Ortiz, Esq.

MAIL TAX STATEMENTS TO:

Corrine Strauss
P.O. Box 5112
Stateline, NV 89449



KAREN ELLISON, RECORDER

APN: 1318-23-411-023

SPACE ABOVE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned Grantor declares the Real Property Transfer Tax is **\$0.00**. This is a transfer of title recognizing the true status of ownership of the real property. (Nev. Rev. Stat. Ann. § 375.090.)

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons (per NRS § 239B.030).

FOR NO CONSIDERATION, GREENCROFT, INC., a Nevada Corporation ("Grantor"), does hereby remise, release, convey and forever quitclaim to CORRINE STRAUSS, a single woman ("Grantee"), as her sole and separate property, all of the Grantor's right, title, and interest, now owned or hereafter acquired, in the real property commonly known as 179 Pine Ridge Drive, Stateline, Nevada, Douglas County, State of Nevada, and more particularly described as:

LOT 24 AND THE SOUTH FIVE FEET OF LOT 23, AS SHOWN ON THE MAP OF PINE RIDGE SUBDIVISION FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, ON AUGUST 8, 1956, AS DOCUMENT NO. 11664.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

Dated: 10-16, 2020

GRANTOR:

GREENCROFT, INC.,
a Nevada corporation

*Rosie J. Taylor, as Agent for Johnny B.
Jones under Durable Power of Attorney*

By: Rosie J. Taylor POA
Name: Johnny B. Jones
Title: Director

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Texas)
) ss.
COUNTY OF Harrison)

On October 16, 2020, before me, Shauna Bolin, a Notary Public, personally appeared Rosie J. Taylor, who 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shauna Bolin (Seal)
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-23-411-023
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: Per Attorney Value is
Based on south 5 feet of lot 23.
 BC

3. Total Value/Sales Price of Property: \$18,665.57
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$18,665.57
 Real Property Transfer Tax Due: \$72.80 74.10

*OK to change
per shell of*

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.0 %

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 [Signature] Capacity _____ Legal Representative _____

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Greencroft, Inc.
 Address: P.O. Box 3034
 City: Stateline
 State: NV Zip: 89449

Print Name: Corrine Strauss
 Address: P.O. Box 5112
 City: Stateline
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: MOBO Law, LLP Escrow # _____
 Address: 10280 Donner Pass Road
 City: Truckee State: CA Zip: 96161

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)