

After Recording Return to:
Todd A. Rossman, P.A.
5660 E. Franklin Road, Suite 220
Nampa, Idaho 83687

Mail Tax Statements to:
Stephen J. Romero
1185 Country Estates Circle
Reno, Nevada 89511

APN: 1418-10-810-009

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

For value received ZX RANCH, LLC, an Idaho limited liability company ("Grantor"), does hereby release and forever quitclaim unto STEPHEN J. ROMERO, MARCO A. ROMERO, PAUL F. ROMERO, and PHILIP GANCHAN-ROMERO (collectively "Grantees"), whose address is 1185 Country Estates Circle, Reno, Nevada 89511, and their heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Douglas County, State of Nevada, in equal, undivided tenancy in common interests:

Lot 44, as shown on the map of the Glenbrook Unit No. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on June 1, 1977 as AP#01-153-18.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 13 day of January, 2021.

GRANTOR:

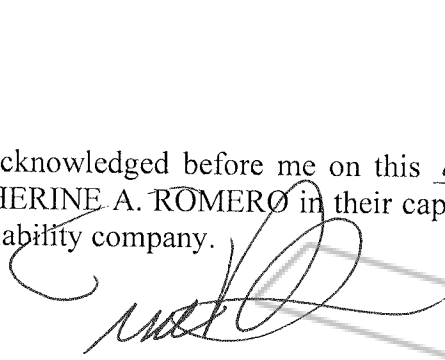
ZX Ranch, LLC,
an Idaho limited liability company

By: John P. Romero
John P. Romero, Member

By: Catherine A. Romero
Catherine A. Romero, Member

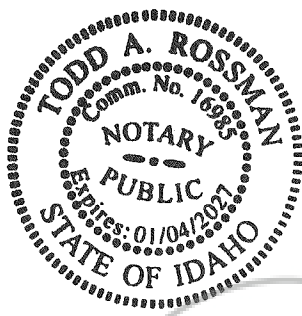
STATE OF IDAHO)
 :
County of Canyon)

The foregoing instrument was acknowledged before me on this 13th day of January 2021 by JOHN P. ROMERO and CATHERINE A. ROMERO in their capacity as the Members of ZX RANCH, LLC, an Idaho limited liability company.



Notary Public for Idaho

(SEAL)



COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1418-10-810-009
 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: Doc# 815318	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (N/A))
 c. Transfer Tax Value: \$ 255,137.00
 d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 4
 b. Explain Reason for Exemption: Transfer of title without consideration from one tenant in common to remaining tenants in common.

5. Partial Interest: Percentage being transferred: 20 %

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 Catherine A. Romero, Member Capacity: Grantors
 Signature _____ Capacity: Grantees

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: ZX Ranch, LLC
 Address: 17000 Zx Ranch Road
 City: Murphy
 State: Idaho Zip: 83650

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Philip A. Ganchan-Romero
 Address: 1185 Country Estates Circle
 City: Reno
 State: Nevada Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Todd A. Rossman, P.A. Escrow # N/A
 Address: 5660 E. Franklin Road, Suite 220
 City: Nampa State: Idaho Zip: 83687

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SUPPLEMENT TO STATE OF NEVADA DECLARATION OF VALUE

Additional Grantee Information

Parcel nos. 1418-10-810-009

Additional Grantee

1. Paul F. Romero
1185 Country Estates Circle
Reno, NV 89511
2. Marco A. Romero
1185 Country Estates Circle
Reno, NV 89511
3. Stephen J. Romero
1185 Country Estates Circle
Reno, NV 89511

