

DOUGLAS COUNTY, NV

2021-960082

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

01/15/2021 01:53 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

E05

A.P.N.: 1220-18-002-002
File No: 143-2610952 (mk)

When Recorded Return and Send Tax Statements To:
Lois Yuzbick
P.O. BOX 551327
South Lake Tahoe, CA 95155

R.P.T.T.: \$0.00 Exempt #5

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Chris Yuzbick spouse of the grantee

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Lois Yuzbick, a married woman as her sole and separate property, who acquired title as Lois Yuzbick

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 17 AND 18 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 84° 58' 22" WEST A DISTANCE OF 2,608.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 88 AT STATION 212+19.10, TO THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 0° 06' EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 569.45 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 74° 54' 20" EAST A DISTANCE OF 271.63 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY LINE OF THE OLD COUNTY ROAD, SAID POINT ALSO BEING A POINT IN THE EASTERLY LINE OF THE PROPERTY AS DESCRIBED IN THE DEED TO WILLIAM F. NEDDENRIEP, ET UX, RECORDED APRIL 3, 1959, IN BOOK E-1 OF DEEDS, AT PAGE 147, AS DOCUMENT NO. 14207, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE NORTH 27° 49' 40" WEST, ALONG THE EASTERLY LINE OF THE PROPERTY AS DESCRIBED IN THE ABOVE REFERENCED DEED AND THE SOUTHWESTERLY LINE OF SAID ROAD, A DISTANCE OF 563.93 FEET TO THE TRUE POINT OF BEGINNING AND THAT PORTION OF THE OLD COUNTY ROAD LYING BETWEEN THE CENTER LINE THEREOF AND THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 12, 2020 AS INSTRUMENT NO. 2020-945946.

"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

Chris Yuzbick

Chris Yuzbick

Date

STATE OF **NEVADA**

)

COUNTY OF **DOUGLAS**

:SS.

)

This instrument was acknowledged before me on this:

15th day of January, 2021

By: **Chris Yuzbick**

Chris Yuzbick

Notary Public

(My commission expires: 5/30/2024)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-18-002-002
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: #5
 b. Explain reason for exemption: Deed to remove spouse not on title with no consideration.

5. Partial Interest: Percentage being transferred: 100 %

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]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: Chris Yuzbick
 Address: P.O. Box 551327
 City: South Lake Tahoe
 State: CA Zip: 95155

Print Name: Lois Yuzbick
 Address: P.O. Box 551327
 City: South Lake Tahoe
 State: CA Zip: 95155

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2610952 mk/ ks
 State: NV Zip: 89423

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