

DOUGLAS COUNTY, NV

2021-960282

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

01/20/2021 12:07 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

E05

A.P.N.: 1219-14-001-003  
File No: 143-2610248 (et)

When Recorded Return and Send Tax Statements To:  
Brett Yochheim

PO Box 10852  
ZC NV 89448

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

## QUITCLAIM DEED

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

**Latasha A. Yochheim, Spouse of Grantee**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**Brett Yochheim, a married man as his sole and separate property**

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:

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF PARCEL NO. 2 AS SHOWN ON THE LAND DIVISION MAP FOR GERALD F. AND PAMELA P.J. WHITMIRE AS RECORDED IN BOOK 1286, ON PAGE 552, AS DOCUMENT NO. 146147 AND ALSO SHOWN AS THE NORTHWEST CORNER OF PARCEL J AS SHOWN ON THE RECORD OF SURVEY FOR "RUN AROUND RANCH" AS RECORDED IN BOOK 373, ON PAGE 133, AS DOCUMENT NO. 64581, DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE;  
THENCE NORTH 89°52'00" WEST, 620.56 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL NO. 2;  
THENCE SOUTH 27°34'29" WEST, 1057.54 FEET;  
THENCE SOUTH 23°54'16" WEST, 740.05 FEET;  
THENCE NORTH 32°09'36" WEST, 1,119.48 FEET;  
THENCE NORTH 48°55'15" EAST, 1016.00 FEET;  
THENCE SOUTH 89°52'00" EAST, 619.27 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DEED RECORDED APRIL 15, 2019 AS INSTRUMENT NO. 2019-927830 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

***"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."***

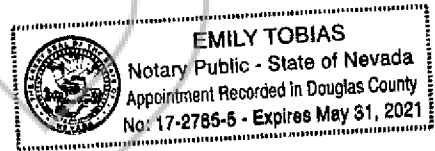
Latasha A. Yochheim 1-14-2021  
Latasha A. Yochheim Date

STATE OF **NEVADA** )  
 )  
 ) :ss.  
 )  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on this:  
14 day of JANUARY, 2021

By: **Latasha A. Yochheim**  
Emily Tobias

Notary Public  
(My commission expires: 5/31/21)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-14-001-003
- 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: \$0
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0
- 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: [Signature]  
Capacity: \_\_\_\_\_

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

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

Print Name: Latasha A. Yochheim  
Address: PO BOX 10850  
City: Zephyr Cove  
State: NV Zip: 89448

Print Name: Brett Yochheim  
Address: PO BOX 10850  
City: Zephyr Cove  
State: NV Zip: 89448

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

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

File Number: 143-2610248 et/ et  
State: NV Zip: 89423

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