

**Return to After Recording:**  
Vantage Point Title, Inc.  
25400 US 19 North, Suite 135  
Clearwater, FL 33763  
Reference Number: NV639893

**Mail Tax Statements to:**  
Martin D. Valenzuela  
27 Conner Way  
Gardnerville, NV 89410

Parcel ID#: 1121-05-513-015

Pursuant to NRS 239B.030(4), I affirm the instrument contained below (or attached hereto) does not contain the social security number of any person.

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATIONS, the receipt of which is hereby acknowledged **Martin D. Valenzuela and Matilde Valenzuela, who acquired title as Matilde Valenzuela, husband and wife, as joint tenants with right of survivorship**, whose post office address is 27 Conner Way, Gardnerville, NV 89410, Grantors, do hereby remise, release and quitclaim unto **Martin D. Valenzuela and Matilde Valenzuela, husband and wife, as joint tenants with right of survivorship**, whose post office address is 27 Conner Way, Gardnerville, NV 89410, Grantee, all rights, title, and interest, in and to all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 107, as set Forth on the Amended Record of Survey for Pineview Development Unit 4, Filed in the Office of the Douglas County Recorder of December 23, 2002 in Book 1202, page 10400, File No. 561783 of official records.

BEING that same property conveyed to Martin D. Valenzuela and Matilde Valenzuela, husband and wife, as joint tenants with right of survivorship by Deed from Paul Schmidt, Trustee of the Schmidt Family Trust U/D/T dated August 24, 2004 dated September 30, 2019 and recorded January 31, 2020 in Instrument No. 2020-941641 in the Office of the Register of Deeds in and for Douglas County, Nevada.

Commonly known as: 27 Conner Way, Gardnerville, NV 89410  
Parcel ID #: 1121-05-513-015

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

Dated this 16 day of November, 2020

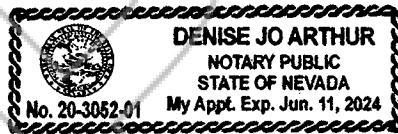
Martin D. Valenzuela  
Martin D. Valenzuela

Matilde Valenzuela  
Matilde Valenzuela,  
who acquired title as Maltilde Valenzuela

STATE OF Nevada }  
COUNTY OF Douglas }

This instrument was acknowledged before me on this 16 day of November, 2020 by Martin D. Valenzuela and Matilde Valenzuela, who acquired title as Maltilde Valenzuela.

Denise J. Arthur  
Notary Public  
Printed Name: Denise J. Arthur  
My Commission Expires: 6/11/24



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1121-05-513-015  
 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  
 e)  Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
NOTES: _____	

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Transfer of title recognizing true ownership status of the real property

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Martin D. Valenzuela  
 Signature Matilde Valenzuela

Capacity: grantor  
 Capacity: grantee

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

Print Name: Martin D. Valenzuela and Matilde Valenzuela, wata Matilde Valenzuela  
 Address: 27 Conner Way  
 City: Gardnerville  
 State: NV ZIP: 89410

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

Print Name: Martin D. Valenzuela and Matilde Valenzuela  
 Address: 27 Conner Way  
 City: Gardnerville  
 State: NV ZIP: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if no seller of buyer)**

Print Name: Vantage Point Title, Inc.  
 Address: 25400 US Hwy 19 N, Ste 135  
 City: Clearwater

Escrow #: \_\_\_\_\_  
 State: Florida ZIP: 33763