

DOUGLAS COUNTY, NV

2021-963833

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/19/2021 01:55 PM

CLOSING USA

KAREN ELLISON, RECORDER

E03

APN: 1320-32-111-039

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL200081239LD-NV

MAIL TAX STATEMENTS TO:
Dragi Dimitri
1595 County Rd
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 2 day of MARCH, 2021, by and between **Dragi Dimitri, who erroneously acquired title as Drago Dimitri, an unmarried man**, a mailing address of 1595 County Rd, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Dragi Dimitri, an unmarried man**, a mailing address of 1595 County Rd, Minden, NV 89423, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

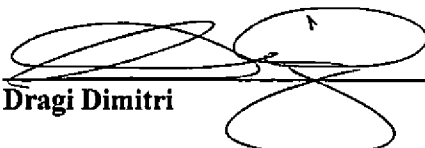
Also known as: 1595 County Rd, Minden, NV 89423

Prior instrument reference: Instrument Number: 2015-871744, Recorded: 10/26/2015

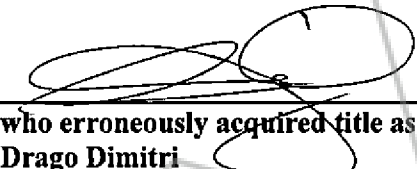
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 2 day of MARCH, 2021.



Dragi Dimitri



**who erroneously acquired title as
Drago Dimitri**

STATE OF Nevada
COUNTY OF Douglas

On March 2, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared **Dragi Dimitri, who erroneously acquired title as Drago Dimitri** personally known to me (or 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC SIGNATURE

SARA BREAZEALE

Printed Name of Notary Public



My commission expires: 10/12/21

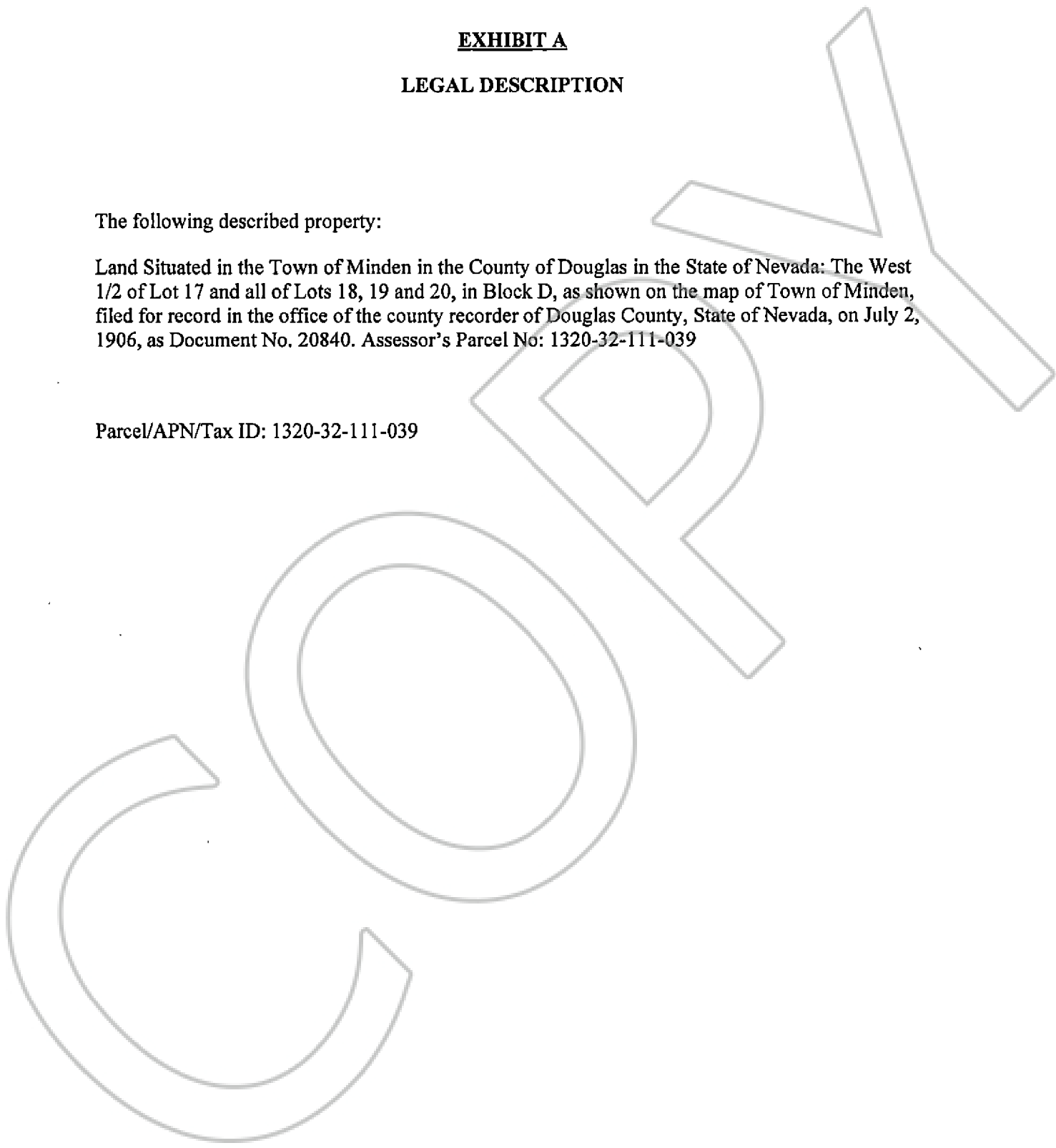
No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The following described property:

Land Situated in the Town of Minden in the County of Douglas in the State of Nevada: The West 1/2 of Lot 17 and all of Lots 18, 19 and 20, in Block D, as shown on the map of Town of Minden, filed for record in the office of the county recorder of Douglas County, State of Nevada, on July 2, 1906, as Document No. 20840. Assessor's Parcel No: 1320-32-111-039

Parcel/APN/Tax ID: 1320-32-111-039



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-32-111-039
 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: _____	

- 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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 03
 b. Explain Reason for Exemption: no change in ownership, to correct the spelling of name, 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 [Handwritten Signature] Capacity: GRANTOR
 Signature [Handwritten Signature] Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Drago Dimitri, erroneously Drago Dimitri
 Address: 1595 County Rd
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Dragi Dimitri
 Address: 1595 County Rd
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Closing USA, LLC Escrow # CL200081239LD
 Address: 7665 Omnitech Place
 City: Victor State: NY Zip: 14564