

APN: 1219-02-000-012

AFTER RECORDING RETURN TO:

Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210003234LD-NV

MAIL TAX STATEMENTS TO:

William Drew Kolbe
Sarah Kolbe
1265 Mottsville Meadows Way
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 16th day of March, 2021, by and between **William Drew Kolbe, a married man, who acquired title as an unmarried person, joined in execution by his spouse Sarah Kolbe, a mailing address of 1265 Mottsville Meadows Way, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and William Drew Kolbe and Sarah Kolbe, husband and wife, as joint tenants with right of survivorship, a mailing address of 1265 Mottsville Meadows Way, Gardnerville, NV 89460, 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

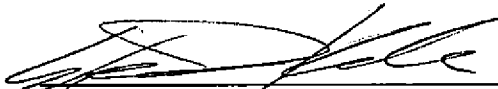
Also known as: 1265 Mottsville Meadows Way, Gardnerville, NV 89460

Prior instrument reference: Instrument Number: 2014-851231, Recorded: 10/16/2014

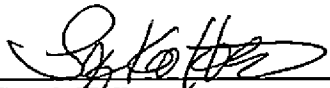
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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 16 day of March, 2021.



William Drew Kolbe



Sarah Kolbe

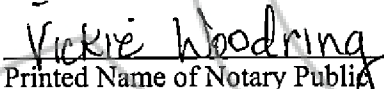
STATE OF Nevada
COUNTY OF Douglas

On 03/16/2021, before me, the undersigned, a Notary Public in and for said State personally appeared William Drew Kolbe and Sarah Kolbe, 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.

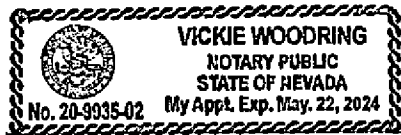
WITNESS my hand and official seal.



NOTARY PUBLIC SIGNATURE VICKIE WOODRING


Printed Name of Notary Public

My commission expires: May 22, 2024



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

LEGAL DESCRIPTION

The following described property situated in the County of Douglas, State of Nevada, to wit:

Parcel 1:

A parcel of land located within a portion of the South one-half of Section 2, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada, described as follows:

Commencing at the southwest corner of Parcel A-1 as shown on the Parcel Map for Knox and Elizabeth Johnson, recorded on May 21, 1985, in Book 585, at Page 1695, as Document 117599, Douglas County Records, which bears North 19 degrees 04'40" West, 713.61 feet from a found brass cap, the South one-quarter corner of said Section 2, Township 12 North, Range 19 East, M.D.M., the Point of Beginning;

thence North 18 degrees 49'07" West, 2082.27 feet;

thence along the south line of Mottsville Lane, South 89 degrees 50'04" East, 319.62 feet;

thence along the approximate centerline of the Johnson Slough the following courses and distances;

South 11 degrees 46'50" East, 182.44 feet;

South 74 degrees 07'07" East, 105.00 feet;

South 09 degrees 33'47" East, 45.00 feet;

South 64 degrees 55'28" West, 110.00 feet;

South 10 degrees 48'17" East, 97.00 feet;

South 54 degrees 06'23" East, 110.00 feet;

South 32 degrees 33' 59" East, 151.00 feet;

South 72 degrees 20' 43" East, 168.00 feet;

North 74 degrees 45' 11" East, 123.00 feet;

South 63 degrees 42' 00" East, 345.00 feet;

South 17 degrees 23'25" East, 178.00 feet;

South 50 degrees 52' 09" East, 119.00 feet;

South 39 degrees 30'36" East, 144.00 feet;

South 01 degrees 57'26" West, 81.00 feet;

South 55 degrees 08'26" East, 115.00 feet;

South 00 degrees 55' 32" East, 70.00 feet;

South 59 degrees 59' 40" West, 113.00 feet;

South 15 degrees 47' 09" East, 110.00 feet;

South 40 degrees 34'46" West, 127.00 feet;

South 03 degrees 47' 03" East, 59.46 feet;

South 12 degrees 05' 29" East, 217.90 feet;

thence leaving said approximate centerline of the Johnson Slough, South 81 degrees 07' 20" West, 708.00 feet to the Point of Beginning, containing 30.34 acres, more or less.

The Basis of Bearing of this description is South 81 degrees 07'20" West as shown on the Parcel Map for Knox and Elizabeth Johnson recorded May 21, 1985, as Document 117599, Douglas County Records.

Being the same parcel conveyed to William Drew Kolbe from Helen E. Johnson, by virtue of a deed dated 10/16/2014, recorded 10/16/2014, in deed as instrument no. 2014-851231 county of Douglas, state of Nevada.

Parcel/APN/Tax ID: 1219-02-000-012

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-02-000-012
 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 \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Adding spouse to title for no consideration

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 [Signature] Capacity: Grantor
 Signature [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: William Drew & Sarah Kolbe
 Address: 1265 Mottsville Meadows Way
 City: Gardnerville
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: William Drew & Sarah Kolbe
 Address: 1265 Mottsville Meadows Way
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Closing USA, LLC
 Address: 7665 Omnitech Place
 City: Victor

Escrow # CL210003234LD
 State: NY Zip: 14564