

DOUGLAS COUNTY, NV

2021-965838

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/20/2021 01:42 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

E05

A.P.N.: 1320-23-002-064
File No: 143-2617831 (et)

When Recorded Return and Send Tax Statements To:
Tuyen Mackay
2263 Latour Ave
Livermore CA 94550

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

QUITCLAIM DEED

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

Matt Mackay, spouse of grantee

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Tuyen Mackay, a married woman as her 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:

PARCEL 1:

LOT 35 AS SHOWN ON THE MAP (PD 99-12-01) OF GRANDVIEW ESTATES, PHASE 1, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JANUARY 06, 2003, FILE NO. 562908.

PARCEL 2:

A NON-EXCLUSIVE STORMWATER DRAINAGE EASEMENT AS SET FORTH IN GRANT OF STORMWATER DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT DATED JUNE 27, 2011, RECORDED JULY 22, 2011 AS INSTRUMENT NO. 786781 OF OFFICIAL RECORDS.

"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."

Matt Mackay 4/13/2021
Matt Mackay Date

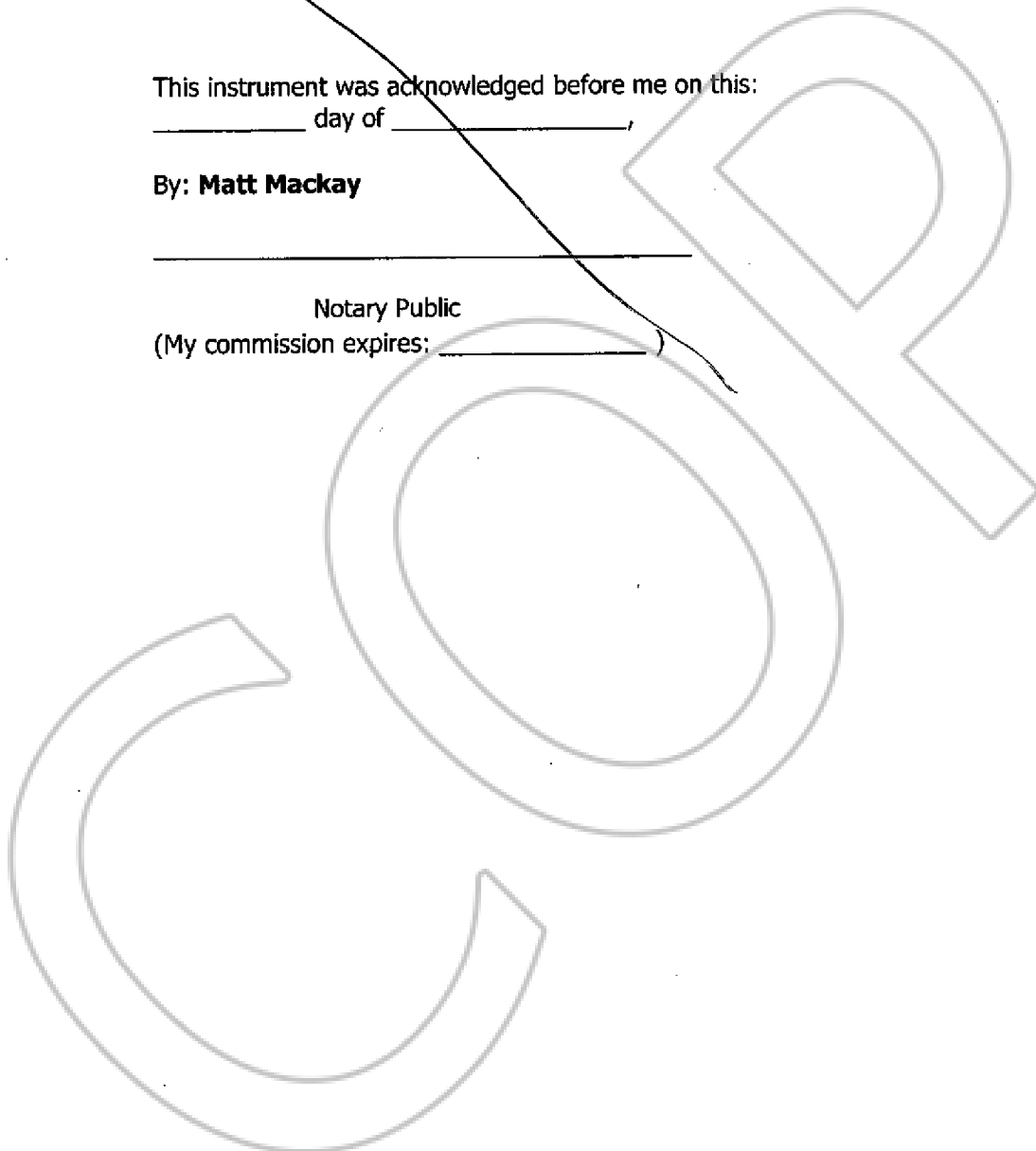
STATE OF **NEVADA**
COUNTY OF **DOUGLAS**

) *all loose certificates attached &*
:SS.
)

This instrument was acknowledged before me on this:
_____ day of _____,

By: **Matt Mackay**

Notary Public
(My commission expires: _____)



INDIVIDUAL ACKNOWLEDGMENT

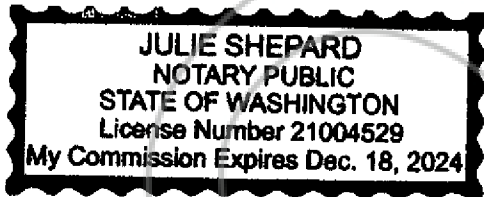
State/Commonwealth of Washington }
County of Spokane } ss.

On this the 13 day of April, 2021, before me,
Day Month Year

Julie Shepard, the undersigned Notary Public,
Name of Notary Public

personally appeared Matt Mackay
Name(s) of Signer(s)

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 for the purposes
therein stated.



WITNESS my hand and official seal.

Julie Shepard
Signature of Notary Public

Julie Shepard, County of Adams
Comm Exp December 18, 2024
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

*This section is required for notarizations performed in Arizona but is optional in other states.
Completing this information can deter alteration of the document or fraudulent reattachment
of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-23-002-064
- 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: Agent
Capacity: _____

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

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

Print Name: Matt Mackay
Address: 7516 E Columbia Dr
City: Spokane
State: WA Zip: 99212

Print Name: Tuyen Mackay
Address: 2263 Latour Ave
City: Livermore
State: CA Zip: 94550

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

Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2617831 et/ et
State: NV Zip: 89423

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