

APN: 1418-34-111-028

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:
First American Title Insurance Co
4795 Regent Blvd. Mailcode: 1010-E,
Irving, TX 75063

ORDER NUMBER: 455908

MAIL TAX STATEMENTS TO:
Scott A. Sabatini and
Mary Lou G. Sabatini
213 Lyons Avenue,
Zephyr Cove NV 89448

RPTT: \$ _____, Ex: #03

[Space Above This Line For Recorder's Use]

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: that **SCOTT A. SABATINI and MARY LOU G. SABATINI**, who acquired title as **SCOTT SABATINI and MARY LOU SABATINI**, husband and wife, who acquired title without marital status, Grantors, for a **VALUABLE CONSIDERATION**, the receipt of which is hereby acknowledged,

Do hereby remise, release, and forever quitclaim to,

SCOTT A. SABATINI and MARY LOU G. SABATINI, husband and wife, Grantees, whose address is 213 Lyons Avenue, Zephyr Cove NV 89448,

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

LOT 6, IN BLOCK 1, OF CAVE ROCK VILLAGE SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 5, 1953, AS DOCUMENT NO. 9223, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

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Commonly known as: 213 Lyons Avenue, Zephyr Cove NV 89448



Being the same property conveyed to SCOTT AND MARY LOU SABATINI by Deed from MICHAEL JOHN GUY dated December 21, 2020 and recorded December 31, 2020 in Instrument No. 1418-34-111-028 of the Office of the County Recorder, County of Douglas, State of Nevada.

Subject To: Current taxes, Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantors, this 17 day of April, 2021 sets Grantor's hand.

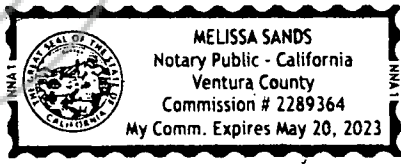
[Signature]
SCOTT A. SABATINI

[Signature]
MARY LOU G. SABATINI

STATE OF CALIFORNIA)
COUNTY/CITY OF VENTURA):SS

On the 17th day of APRIL, 2021, personally appeared before me, a Notary Public, **SCOTT A. SABATINI and MARY LOU G. SABATINI**, known or proven to me to be the persons whose names are subscribed to the above instrument and who acknowledged that they executed the above instrument.

[Signature]
Notary Public
My Commission Expires: 5/20/2023



AFFIRMATION STATEMENT

(Check One)

I, the undersigned, hereby affirm that this document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS §239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of any person or persons as required by law: _____

(State Specific Law)

Melony Witthaus

Signature

MELONY WITTHAUS

Printed Name

Agent

Title/Relationship to Transaction

PREPARED BY:
Denise Mikrut, Esq.
Nevada Bar ID: 6743



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1418-34-111-028
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
- b. Explain Reason for Exemption: Recognize true status

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 Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Scott A. Sabatini and Mary Lou G. Sabatini Husband/wife
 Address: 213 Lyons Avenue
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Scott A. Sabatini Mary Lou G. Sabatini Husband/wife
 Address: 213 Lyons Avenue
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: First American Escrow #: 455908
 Address: 4795 Region Blvd
 City: Irving State: TX Zip: 75063