

DOUGLAS COUNTY, NV

2021-975610

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

10/15/2021 03:58 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E04

A.P.N.: 1220-01-002-077
File No: 119-2630391 (SC)

When Recorded Return To: Mail Tax Statements To:
Bryan D. Hoyos
1281 Jo Lane
Gardnerville, NV 89410

R.P.T.T.: \$Exempt 04

QUITCLAIM DEED

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

**Bryan D. Hoyos, An Unmarried Man and Diane L. Strand, An Unmarried Woman, as
Community Property with Right of Survivorship**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Bryan D. Hoyos, an unmarried man

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 :

THAT PORTION OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M.,
DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 844154, FINAL PARCEL MAP LDA 13-008 FOR HELMUT & SALLY
HUTTENMAYER, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 9, 2014, AS DOCUMENT NO.
844154, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA, EXCEPTING THEREFROM THAT
PORTION CONVEYED BY AN INSTRUMENT, RECORDED FEBRUARY 19, 2015, AS DOCUMENT NO.
2015-857133, OFFICIAL RECORDS.

SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP
12 NORTH, RANGE 20 EAST, M.D.B. & M, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE PORTION OF PARCEL 1 AS SAID PARCEL IS SHOWN ON THE FINAL PARCEL MAP
LDA 13-008 FOR HELMUT & SALLY HUTTENMAYER RECORDED IN BOOK 614, PAGE 1614 AS
DOCUMENT NO. 844154 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY DESCRIBED
AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 1, N. 00°00'05" W., 393.59 FEET; THENCE N. 63°51'52" W., 223.16 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JO LANE; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N. 47°46'55" E., 104.41 FEET; THENCE N. 53° 31' 17" E., 731.72 FEET; THENCE N. 60° 13' 07" E., 142.73 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 1; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1, S. 00° 00' 05" E., 1069.55 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 1; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 N. 89°50;46" W., 385.03 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 1-B-2 AS SAID PARCEL IS SHOWN ON THE PARCEL MAP FOR KEVIN AND SANDY SERGOTT RECORDED IN BOOK 987, PAGE 3752 AS DOCUMENT NO. 162929 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY; THENCE N. 37° 07' 01" W.M, 2.51 FEET; THENCE S. 89° 17' 17" W., 28.00 FEET; THENCE N. 73° 55' 56" W., 18.97 FEET; THENCE N. 83° 49' 21" W., 17.90 FEET; THENCE N. 85° 21' 06" W., 21.80 FEET; THENCE N. 88° 27' 22" W., 22.90 FEET; THENCE S. 82° 57' 44" W., 18.50 FEET; THENCE S. 49°19' 52" W., 4.65 FEET; THENCE S. 16° 36' 07" W., 5.80 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE WESTERLY ALONG SAID SOUTHERLY LINE N. 89° 50' 56" W., 70.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PUBLIC UTILITY EASEMENT, 5.00' IN WIDTH, ALONG ALL NEW PARCEL BOUNDARIES CREATED BY AN AMENDED DEED, RECORDED ON FEBRUARY 19, 2015 AS DOCUMENT NO. 2015-857134. IN ADDITION, ALL EXISTING 5.00' PUBLIC UTILITY EASEMENTS ALONG PARCEL BOUNDARIES AND 7.50' PUBLIC UTILITY EASEMENTS ALONG ROAD RIGHT-OF-WAYS THAT ARE SHOWN ON DOCUMENT NO. 844154 ARE TO REMAIN IN PLACE.

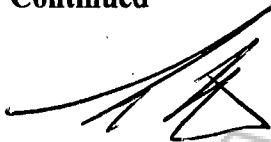
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS N. 89° 50; 46" W. FOR THE SOUTHERLY LINE OF PARCEL 1 AND PARCEL 2, SHOWN PER THE FINAL MAP LDA 13-008 FOR HELMUT AND SALLY HUTTENMAYER, RECORDED IN BOOK 614, PAGE 1614, AS DOCUMENT NO. 844154, OFFICIAL RECORDS OF DOUGLAS COUNTY.

ALSO SHOWN AS LOT 1A ON THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR HELMUT & SALLY HUTTENMAYER AND KENNETH A. & LANA E. MOORE, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 19, 2015, AS DOCUMENT NO. 2015-857136.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN AMENDED DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 19, 2015, AS DOCUMENT NO. 2015-857134 OF OFFICIAL RECORDS.

The purpose of this Quitclaim document is to relinquish any possible community interest that grantor may have or may acquire in the future.

**QUITCLAIM DEED -
Continued**



10/9/21

Bryan D. Hoyos

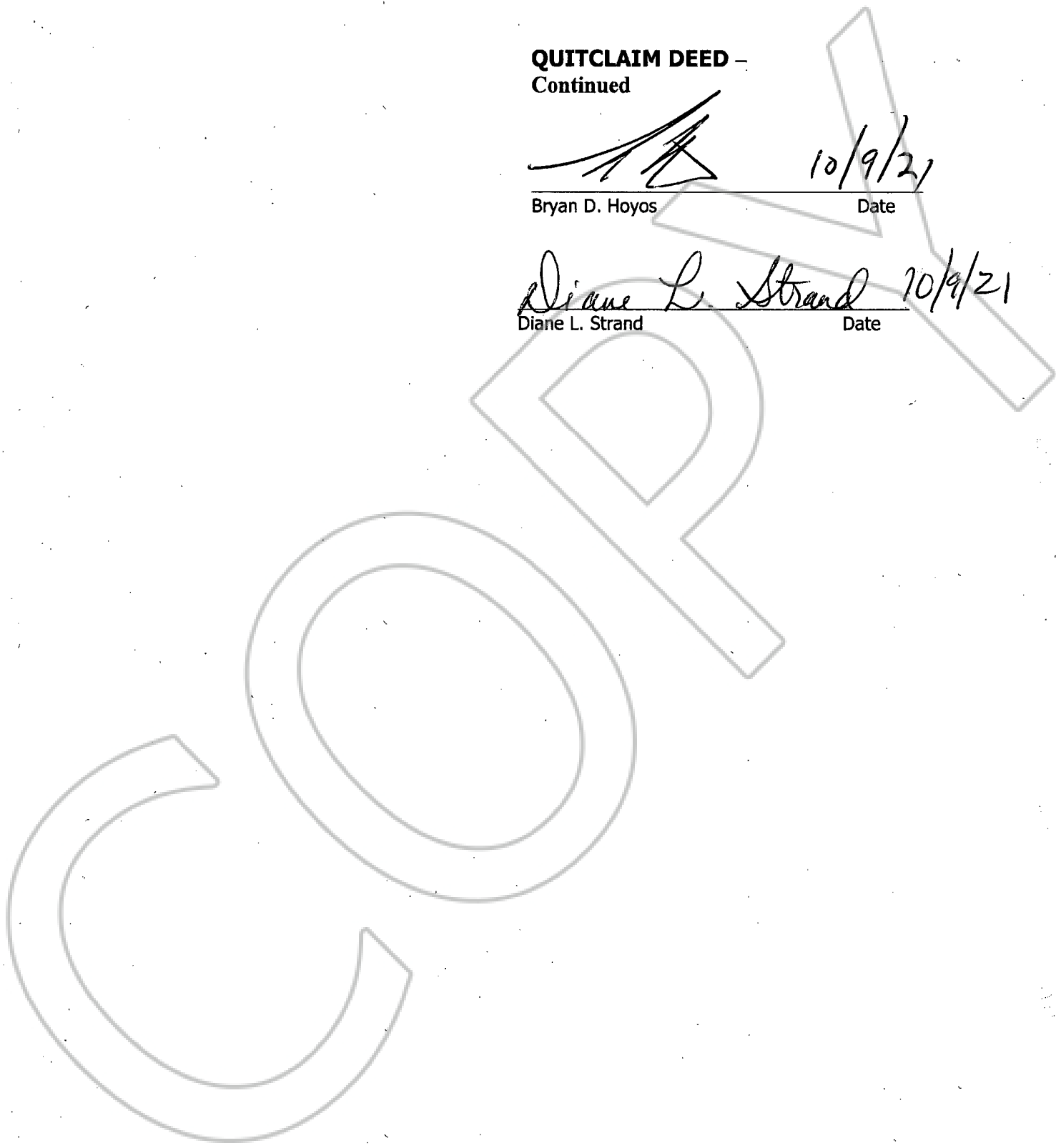
Date



10/9/21

Diane L. Strand

Date



A.P.N.: 1220-01-002-077

Quitclaim Deed - continued

File No: 119-2630391 (SC)

STATE OF NEVADA)
 :SS.
COUNTY OF CLARK)

This instrument was acknowledged before me on _____
by Bryan D. Hoyos and Diane L. Strand

Notary Public
(My commission expires: _____)

See Attached
Acknowledgment

HAWAII ALL-PURPOSE ACKNOWLEDGMENT
H.R.S 502-41(6)

State of Hawaii }
County of Kauai } ss.

On this 09 day of October, 2021, in the Fifth Circuit Court, State of Hawaii,
Day Month Year Name of Circuit

before me personally appeared Bryan D Hoyos (,)
Name of Signer 1

(and Diane L Strand (,) to me personally known or
Name of Signer 2 (if any)

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to
this instrument, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing

instrument identified or described as Quitclaim Deed as the free act
Type of Document

and deed of such person(s), and if applicable, in the capacity shown having been duly authorized to execute

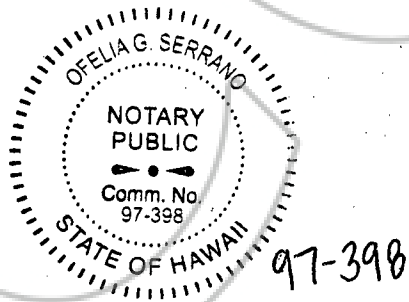
such instrument in such capacity. The foregoing instrument is dated 10/09/2021
Date of Document

and contained 4 pages at the time of this acknowledgment/certification.
No. of Pages

OFELIA G SERRANO
Printed Name of Notary Public

Notary Public — STATE OF HAWAII

My commission expires: August 07, 2025



Place Notary Seal or Stamp Above

[Handwritten Signature]
Signature of Notary Public

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-01-002-077
- 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: <u>Doc# 962865</u>	

- 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 375.090, Section: Exempt 04
- b. Explain reason for exemption: Remove co-owner or joint tenant without 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: *Bryan D. Hoyos*

Capacity: Grantor

Signature: *Diane L. Strand*

Capacity: Grantor

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

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

Print Name: Bryan D. Hoyos and Diane L. Strand

Print Name: Bryan D. Hoyos

Address: 1281 Jo Lane

Address: 1281 Jo Lane

City: Gardnerville

City: Gardnerville

State: NV Zip: 89410

State: NV Zip: 89410

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

Print Name: Company

File Number: 119-2630391 SC/ SC

Address: 7674 W Lake Mead Blvd, Ste 108

City: Las Vegas

State: NV Zip: 89128

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