

A.P.N.: 1319-09-702-003
File No: 121-2634095 (TM)

When Recorded Return and Send Tax Statements To:
Michelle Mayne
4790 Caughlin Parkway #801
Reno, NV 89519

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

QUITCLAIM DEED

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

Troy Donald Mosier, spouse of Grantee

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Michelle Mayne, 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:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOT 6 AND A PORTION OF LOT 7 IN BLOCK 9 PER THE TRUSTEES MAP OF THE TOWN OF GENOA DATED SEPTEMBER 1874, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER OF NIXON STREET AND POPLAR STREET AS SHOWN ON THAT RECORD OF SURVEY FOR KAY AND MARIAN VASSAR FAMILY TRUST AS RECORDED IN BOOK 499 AT PAGE 2317 AS DOCUMENT NO. 465548, THE POINT OF BEGINNING; THENCE ALONG POPLAR STREET NORTH 21° 56' 19" EAST 154.59 FEET TO AN EXISTING WIRE FENCE; THENCE ALONG SAID WIRE FENCE SOUTH 68° 54' 41" EAST, 79.78 FEET TO CHORD ALLEY; THENCE ALONG CHORD ALLEY SOUTH 21° 59' 50" WEST, 155.83 FEET TO NIXON STREET; THENCE ALONG NIXON STREET NORTH 68° 01' 18" WEST, 79.61 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY RECORDED FEBRUARY 11, 2000, IN BOOK 200, PAGE 1980, AS DOCUMENT NO. 486174.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 2012, IN BOOK 612, PAGE 6706, AS INSTRUMENT NO. 804853.

"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."

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

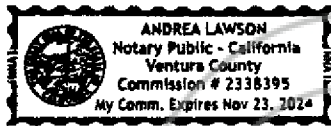
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Barbara }

On 11/13/2021 before me, Andrea Lawson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Troy Donald Mosier
Name(s) of Signer(s)

who 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 behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Andrea Lawson
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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: Quitclaim Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-09-702-003
- 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: \$0.00
- 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: 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]

Capacity: Grantor Escrow Holder

Signature: _____

Capacity: _____

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

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

Print Name: Troy Donald Mosier

Print Name: Michelle Mayne

Address: 4790 Caughlin Parkway #801

Address: 4790 Caughlin Parkway
#801

City: Reno

City: Reno

State: NV Zip: 89519

State: NV Zip: 89519

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

Print Name: First American Title Insurance
Company

File Number: 121-2634095 TM/ kc

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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