

APN# 1022-29-810-005 and 1022-29-810-004

DOUGLAS COUNTY, NV **2022-980005**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=4 **01/19/2022 01:05 PM**
THE LAW OFFICE OF ANGIE M ELQUIST PLLC
KAREN ELLISON, RECORDER E04

Recording Requested by:

Name: Samuel and Ruth Elaine Drake
Address: 1966 Comstock Drive/1965 Austin Street
City/State/Zip: Gardnerville, Nevada 89410

When Recorded Mail to:

Name: Samuel Drake
Address: 255 Mountain Springs Drive
City/State/Zip: San Jose, California 95136

Mail Tax Statement to:

Name: Samuel Drake
Address: 255 Mountain Springs Drive
City/State/Zip: San Jose, California 95136

(for Recorder's use only)

QUITCLAIM DEED

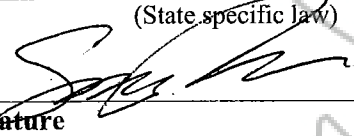
(Title of Document)

Please complete Affirmation Statement below:

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

-OR-

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


Signature

Title

Samuel Drake

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

APN: 1022-29-810-005 and 1022-29-810-004

MAIL TAX STATEMENT TO:

**Samuel Drake
255 Mountain Springs Drive
San Jose, California 95136**

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, SAMUEL DRAKE and RUTH ELAINE DRAKE, husband and wife as community property with right of survivorship (now unmarried) ("GRANTOR"), hereby release, and forever quitclaim unto SAMUEL DRAKE, a single man, as his sole and separate property ("GRANTEE"), all the real property located at 1966 Comstock Drive, Gardnerville, Nevada 89410, Douglas County, Assessor's Parcel Number 1022-29-810-005, and 1965 Austin Street, Gardnerville, Nevada 89410, Douglas County, Assessor's Parcel Number 1022-29-810-004 and more particularly described as follows:

Parcel 1A:

Lot 91 of TOPAZ SUBDIVISION, as the same appears upon a Plat of said subdivision, duly filed in the office of the County Recorder of Douglas County, State of Nevada on August 10, 1954, as Document No. 9774.

Parcel 1B:

Together with a 25 foot wide private access easement as set forth in easement deed filed for record with the Douglas County Recorder on July 8, 2005 in Book 705, Page 3880, as Document No. 649200, Official Records of Douglas County, State of Nevada.

Parcel 2A:

Lot 96 of TOPAZ SUBDIVISION, as the same appears upon a Plat of said subdivision, duly filed in the office of the County Recorder of Douglas County, State of Nevada on August 10, 1954, as Document No. 9774.

Parcel 2B:


Together with a 25 foot wide private access easement as set forth in easement deed filed for record with the Douglas County Recorder on July 8, 2005 in Book 705, Page 3880, as Document No. 649200, Official Records of Douglas County, State of Nevada.

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TOGETHER WITH all and tenements, hereditaments and appurtenances, including but not limited to, easements and water rights, if any, thereto belonging or in any manner appertaining, and any reversions, remainders, rents, issues, or profits thereof.

TO HAVE AND TO HOLD, the described property, together with the appurtenances, unto the GRANTEE and GRANTEE's successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR caused this instrument to be executed on the date(s) listed below.


SAMUEL DRAKE, Grantor

1/10/2022
DATED


RUTH ELAINE DRAKE, Grantor

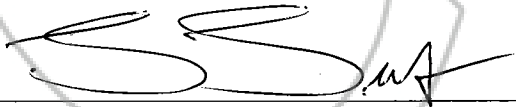
1-10-22
DATED

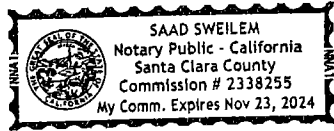
STATE OF California)
)SS.
COUNTY Santa Clara)

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.

On this ~~10-10-22~~ ¹⁰⁻³⁰⁻²² day of JANUARY, ~~2021~~ ²⁰²², before me, a notary public, personally appeared, SAMUEL DRAKE, personally known to me or proved on the basis of satisfactory evidence to be the person who subscribed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS by my hand and official seal.


NOTARY PUBLIC



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.

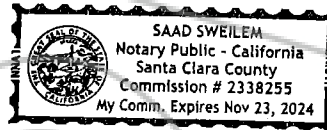
STATE OF California)
COUNTY Santa Clara)ss.

On this 10 day of January, ²⁰²²~~2021~~, before me, a notary public, personally appeared, RUTH ELAINE DRAKE, personally known to me or proved on the basis of satisfactory evidence to be the person who subscribed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS by my hand and official seal.



NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1022-29-810-005 and
- b) 1022-29-810-004
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|----------------------------------------|--------------|----------------------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	<u># 892585</u>

3. Total Value/Sales Price of Property:

	\$ 0.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 4
- b. Explain Reason for Exemption: _____
This is a transfer of property without consideration from one joint tenant to one remaining joint tenant.

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 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: Samuel & Ruth Elaine Drake
 Address: 1966 Comstock/1965 Austin
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Samuel Drake
 Address: 255 Mountain Springs Drive
 City: San Jose
 State: CA Zip: 95136

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: The Law Office of Angie M. Elquist Escrow # N/A
 Address: 615 South Arlington Avenue
 City: Reno State: Nevada Zip: 89509