

APN : 1220-21-610-270

When Recorded Mail to:

Cassidy N. Curtis  
1368 Cardinal Court  
Gardnerville, Nevada 89460



KAREN ELLISON, RECORDER

E06

Mail tax statements to:  
Grantee

QUITCLAIM DEED

THIS INDENTURE WITNESSETH:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged and transferred in connection with divorce action Curtis v. Morales, filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, Case Number 2021-DI-00333, Cristain Morales, now an unmarried man, does hereby remise, release, convey and forever quitclaim to the Grantee, Cassidy N. Curtis, an unmarried woman, as her sole and separate property, and to her heirs and assigns forever, all that real property situated in the County of Douglas, State of Nevada, specifically described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Security Instrument. All of the foregoing, together with such property (or the leasehold estate if this Security Instrument is on a leasehold) are called the "Property".

Dated this 10<sup>th</sup> day of December, 2021.

Cristain Morales  
Cristain Morales

ACKNOWLEDGMENT

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on the 10 day  
of December, 2021, by Cristain Morales\*\*\*.

  
\_\_\_\_\_  
NOTARY PUBLIC  
State of Nevada

Carson City

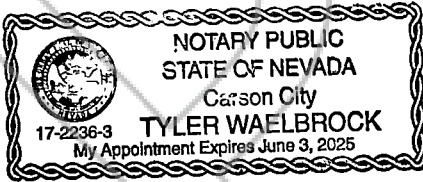


EXHIBIT "A"

All that certain property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 519 as shown on map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

PARCEL 2:

That portion of the Open Space of said GARDNERVILLE RANCHOS UNIT NO. 6, title to which would pass by abandonment thereof, per Order of Abandonment, recorded September 18, 2003, in Book 903, Page 9871, as Document No. 590420, Official Records.

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STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1220-21-610-270
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ 300,000.00
- 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 # 6
  - b. Explain Reason for Exemption: Divorce

- 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 Cassidy N. Curtis Capacity Grantee  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Cassidy Curtis & Cristain Morales  
Address: 1368 Cardinal Court  
City: Gardnerville  
State: NV Zip: 89460

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

Print Name: Cassidy Curtis  
Address: 1368 Cardinal Court  
City: Gardnerville  
State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_