

WHEN RECORDED MAIL ORIGINAL
AND TAX STATEMENTS TO:
Jerry Shih
1220 Virginia Court NE
Atlanta, Georgia 30306

APN 1318-23-411-017

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jerry Shih, an unmarried man as to an undivided 50% interest, and Bayardo R. Abaunza and Cynthia J. Abaunza, husband and wife, as to an undivided 50% interest ("Grantors"), do hereby Remise, Release, and forever Quitclaim to Jerry Shih, an unmarried man, 1220 Virginia Court NE, Atlanta, Georgia 30306 ("Grantee"), all Grantors' right, title, and interest in and to that certain real property situated in the County of Douglas, State of Nevada, and more particularly described as follows:

Lot 18, of Pine Ridge Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 8, 1956, in Book 1 of Maps, at Page 143, as File No. 11664, Official Records.

Assessors Parcel No: 1318-23-411-017


TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belong or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

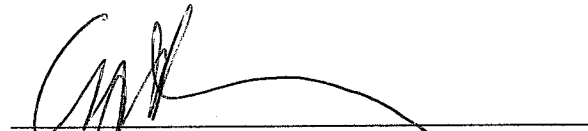
DATED: February 2, 2022.

Signed in counterpart.

GRANTORS:


JERRY SHIH,
an unmarried man


BAYARDO R. ABAUNZA,
a married man

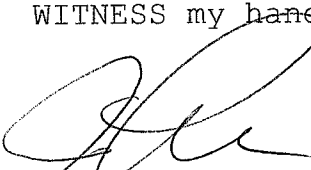

CYNTHIA J. ABAUNZA,
a married woman

COPY

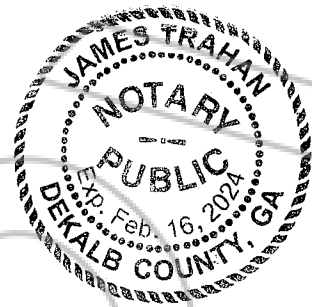
State of Georgia)
) ss.
County of Fulton)

This instrument was acknowledged before me on February 02, 2022 by JERRY SHIH.

WITNESS my hand and official seal.



NOTARY PUBLIC



State of _____)
) ss.
County of _____)

This instrument was acknowledged before me on February ____, 2022 by BAYARDO R. ABAUNZA.

WITNESS my hand and official seal.

NOTARY PUBLIC

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me on February ____, 2022 by CYNTHIA J. ABAUNZA.

WITNESS my hand and official seal.

NOTARY PUBLIC

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me on February ____, 2022 by JERRY SHIH.

WITNESS my hand and official seal.

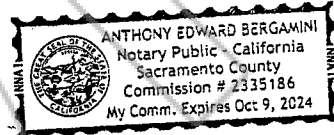
NOTARY PUBLIC

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)
) ss.
County of San Diego)

This instrument was acknowledged before me on February 2nd, 2022 by BAYARDO R. ABAUNZA.

WITNESS my hand and official seal.



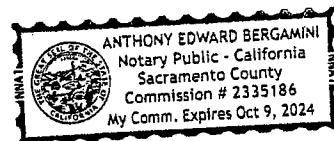
Anthony Edward Bergamini
NOTARY PUBLIC

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)
) ss.
County of San Diego)

This instrument was acknowledged before me on February 2nd, 2022 by CYNTHIA J. ABAUNZA.

WITNESS my hand and official seal.



Anthony Edward Bergamini
NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1318-23-411-017
 - 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Doc # 965116 - js</u>	

- 3. Total Value/Sales Price of Property: \$685,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
- Transfer Tax Value: \$685,000.00
- 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: Transfer between Joint Tenants. Without consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 Attorney

Signature _____ Capacity _____

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

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

Print Name: Bayardo & Cynthia Abaunza, and Jerry Shih
Address: 3083 Racetrack View Drive
City: Del Mar
State: California Zip: 92014

Print Name: Jerry Shih
Address: 1220 Virginia Court NE
City: Atlanta
State: Georgia Zip: 30306

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

Print Name: Thomas J. Hall, Esq. Escrow # _____
Address: 305 S. Arlington Ave.
City: Reno State: Nevada Zip: 89501