

APN # 1419-22-810-016
**RECORDING REQUESTED
AND RETURN TO:**

Lifeline Estate Services, Inc.
3708 Lakeside Dr. Ste. 202
Reno, NV 89509

MAIL TAX STATEMENT TO:

Rene Xavier Garcia
334 James Canyon Loop
Genoa, NV 89411



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

Rene Xavier Garcia, a married man, hereby quitclaims to **Rene X. Garcia and Judith L. Garcia**, trustee(s) or successor trustee(s) of the **GARCIA FAMILY TRUST DATED JULY 18, 2002**, the following described real estate in Douglas County, State of Nevada:

SEE ATTACHMENT "EXHIBIT 'A'"

Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof. This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: February 3, 2022

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

RENE XAVIER GARCIA

STATE OF NEVADA)

COUNTY OF WASHOE)

) SS:

ACKNOWLEDGMENT

Personally came before me this 3rd day of February, 2022 the above named **Rene Xavier Garcia**, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Stefanie L. Hughes, Notary Public
Washoe County, Nevada
My Commission Expires 09/17/2025

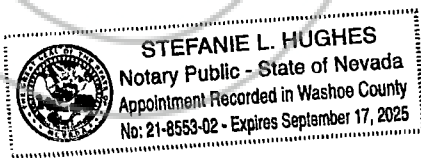


EXHIBIT 'A'

Lot 40, as shown on the Final Subdivision Map Planned Unit Development PD 05-012 for CANYON CREEK ESTATES, recorded on March 15, 2007 in the office of the County Recorder, Douglas County, Nevada, in Book 307 at Page 4530 as Document No. 697065, Official Records, and that certain Certificate of Amendment recorded on March 27, 2007 in Book 307 at Page 8650 as Document No. 697842 changing the name of the Subdivision Map to CANYON CREEK ESTATES PHASE 2.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 1419-22-810-016

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
- j) other

Single Fam. Res.
2-4 Plex
Comm'l/Ind'l
Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES: <u>Trust OR BC</u>	

3. Total Value/Sales Price of Property:

Deed in Lieu of foreclosure Only (value of property) \$0
 Transfer Tax Value: \$0
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer to a revocable living trust without consideration. Rene X. Garcia and Judith L. Garcia are the creators and trustors of the Garcia Family Trust Dated 7/18/02

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 taxes 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: Rene X Garcia Capacity: Trustee

Signature: Judith Garcia Capacity: Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Rene X. & Judith L. Garcia
 Address: 334 James Canyon Loop
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Rene X. & Judith L. Garcia
 Address: 334 James Canyon Loop
 City: Genoa
 State: NV Zip: 89411

Trustees of the Garcia Family Trust DTD 7/18/02

COMPANY /PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Lifeline Estate Services Inc.
 Address: 3708 Lakeside Dr. Suite 202
 City: Reno State: NV

Escrow #

89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)