

DOUGLAS COUNTY, NV

2022-988875

RPTT:\$0.00 Rec:\$40.00

08/26/2022 11:09 AM

\$40.00 Pgs=4

BLANCHARD KRASNER & FRENCH, APC

KAREN ELLISON, RECORDER

E03

APN: 1318-10-413-017

R.P.T.T.: \$0.00

Exempt: 3

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Susan Boos
P.O. Box 2341
Stateline, NV 89449

MAIL TAX STATEMENTS TO:

Susan Boos
P.O. Box 2341
Stateline, NV 89449

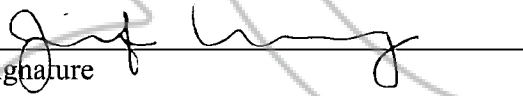
SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

(Title of Document)

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

Signature



Attorney

Title

JenniferMcMenomy
Printed Name

This page added to provide additional information required by NRS 111.312

A04E42A7-D03F-4E99-B7DB-47A448CE67F6 --- 2022/08/02 15:38:36 -8:00 --- Remote Notary



QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, FOR NO CONSIDERATION,

JEAN ELIZABETH ROBERTS INIGUEZ, Personal Representative for the Estate of Matthew L. Seminerio,

hereby QUITCLAIMS to:

SUSAN M. BOOS, a single woman, as her sole and separate property

ALL THE ESTATE OF MATTHEW SEMINERIO'S RIGHT, TITLE AND INTEREST IN AND TO the real property situate in Douglas County, State of Nevada, as more particularly described on Exhibit "A" attached hereto and made a part hereof.

Commonly known as: 636 Inspiration Drive, Zephyr Cove, Nevada 89448

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

08/02/2022
WITNESS my hand, this ___ day of August, 2022.

Jean Roberts Iniguez

Signed on 2022.08.02 15:44:44 -0700

JEAN ELIZABETH ROBERTS INIGUEZ



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

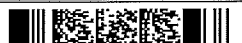
Lot 90, as shown on the official map of ZEPHYR KNOLLS SUBDIVISION UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada on October 14, 1957, as Document No. 12699.

PARCEL 2:

All that real property situate within the East 1/2 of the Southwest one-quarter of Section 10, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada, as disclosed that certain Judgment Quieting Title recorded, June 16, 2005, in Book 0605, at Page 7131, at Document No. 647015, Official Records of Douglas County, Nevada, described as follows: All that portion of Lot 89 of Zephyr Knolls Unit 4, filed for record as Document No. 12699 in the Official Records of Douglas County, Nevada, more particularly described as follows:

BEGINNING at the most southerly corner of said Lot 89, said point of being on the northwesterly right-of-way line of Inspiration Drive, as shown on said Document No. 12699; [thence leaving said northwesterly right-of-way line, running along the westerly line of said Lot 89, North 28°00'40" West, 18.70 feet; thence leaving said westerly line, South 79°23'00" East, 16.70 feet to a point on said northwesterly right-of-way line of Inspiration Drive; [thence along said northwesterly right-of-way line, South 29°37'00" East along the northwesterly right-of-way line of Inspiration Drive, as shown on the plat of Zephyr Knolls Unit 4, filed for record as Document 12699 in the Official Records of Douglas County, Nevada

APN: 1318-10-413-017



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1318-10-413-017
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input 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: _____

3. Total Value/Sales Price of Property:

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
- b. Explain Reason for Exemption: A transfer of title recognizing the true status of ownership of the real property, including, without limitation, a transfer by an instrument in writing pursuant to the terms of a land sale installment contract previously recorded and upon which the taxes imposed by this chapter have been paid. **per certified court order**

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 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.

<u>Signature</u>	<u>Capacity</u> legal agent
<u>Signature</u>	<u>Capacity</u> legal agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Estate of Matthew L. Seminerio
Address: PO Box 2341
City: Stateline
State: NV **Zip:** 89449

(REQUIRED)
Print Name: Susan Boos
Address: PO Box 2341
City: Stateline
State: NV **Zip:** 89449

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Blanchard, Krasner & French, APC **Escrow #** _____
Address: 5470 Kietzke Ln, Ste. 200
City: Reno **State:** NV **Zip:** 89511