

After Recording Return to:
Janeth Villarreal
Jose Luis Montoya
1339 Honeybee Ln
Gardnerville, Nevada 89460

Mail Tax Statements To:
Janeth Villarreal
Jose Luis Montoya
1339 Honeybee Ln
Gardnerville, Nevada 89460

APN: 1220-21-610-119

Affix R.P.T.T. \$0.00

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That **JOSE LUIS MONTOYA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Remise, Release, and Forever Quitclaim to **JOSE LUIS MONTOYA AND JANETH VILLARREAL, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**, all that real property and improvements located thereon, situated in the County of Douglas, State of Nevada, bounded and described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDNERVILLE, COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 484 OF GARDNERVILLE RANCHOS UNIT NO. 6, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

EXCEPT ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED MAY 24, 1983 IN BOOK 583 PAGE 3088, OF OFFICIAL RECORDS.

BEING THE SAME PROPERTY CONVEYED TO JOSE LUIS MONTOYA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY FROM JENETH VILLARREAL, SPOUSE OF GRANTEE, BY DEED DATED DECEMBER 09, 2016, AND RECORDED ON JANUARY 30, 2017, AS 2017-893990.

Also known as: 1339 Honeybee Ln, Gardnerville, NV 89460

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

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any

WITNESS my/our hands on this 28 day of August, 2022

JOSE LUIS MONTOYA
JOSE LUIS MONTOYA

STATE OF NEVADA
COUNTY OF Douglas

On this 28 day of August, 2022 appeared before me, a Notary Public.

Linda Morris
Jose Luis Montoya, Janeth Villaverde LM

personally known or proven to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Linda Morris
Notary Public

My commission expires: 4/30/2025



Exhibit "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDNERVILLE, COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

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Parcel ID Number: 1220-21-610-119

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. **1220-21-610-119**
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhsc d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section **5**
 b. Explain Reason for Exemption: **Adding spouse to title**

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 Jose Luis Montoya Capacity: Borrower
 Signature Janeth Villarreal Capacity: Borrower

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Jose Luis Montoya
 Address: 1339 Honeybee Ln
 City: Gardnerville
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Jose Luis Montoya & Janeth Villarreal
 Address: 1339 Honeybee Ln
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Silk Title Company Escrow # _____
 Address: 300 Centerville Road
 City: Warwick State: RI Zip: 02886

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED