

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

UDEED, LLC

SHAWNYNE GARREN, RECORDER

**2023-1000624**

09/20/2023 03:12 PM

E07

**APN:** 1318-23-611-005

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

Exempt: (7)

**Recording Requested By:**

smart!DEEDS, LLC  
1349 Galleria Drive, Suite 100  
Henderson, NV 89014-8624

**After Recording Mail To:**

smart!DEEDS, LLC - 108644  
1349 Galleria Drive, Suite 100  
Henderson, NV 89014-8624

**Send Subsequent Tax Bills To:**

Sanzio Rollo Garcia, Trustee, et al  
7 Courtney Lane  
Mill Valley, CA 94941

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Sanzio R. Garcia and Lyvia F. Toledo-Garcia, husband and wife as to all of their undivided 50% interest**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Sanzio Rollo Garcia and Lyvia Ferreira Toledo-Garcia, Trustees of The Garcia Family Trust, dated June 9, 2023**, whose address is 7 Courtney Lane, Mill Valley, California 94941,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

LOT 5, IN BLOCK A OF FOOTHILL ESTATES SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, RECORDED ON NOVEMBER 13, 1962, AS DOCUMENT NO. 21266.

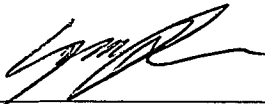
MORE commonly known as: **260 Pleasant Circle, Stateline, Nevada 89449**

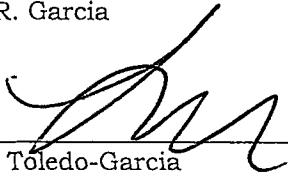
Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **October 14, 2020**, as Document No. **2020-954432** in Douglas County Records, Douglas County, Nevada.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this 1<sup>st</sup> day of September, 20 03.


  
\_\_\_\_\_  
Sanzio R. Garcia

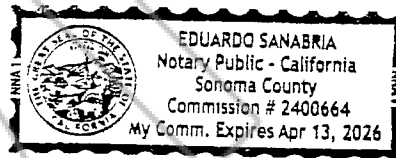
  
\_\_\_\_\_  
Lyvia F. Toledo-Garcia

STATE OF CALIFORNIA )  
COUNTY OF SONOMA ) ss

This instrument was acknowledged before me, this 1<sup>st</sup> day of September, 2023, by **Sanzio R. Garcia and Lyvia F. Toledo-Garcia**.

NOTARY STAMP/SEAL

  
\_\_\_\_\_  
Notary Public  
Eduardo Sanabria  
\_\_\_\_\_  
Title and Rank  
My Commission Expires: 4/13/2026



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.

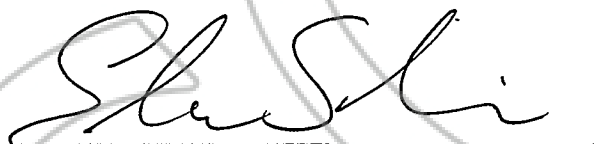
STATE OF CALIFORNIA

COUNTY OF SONOMA

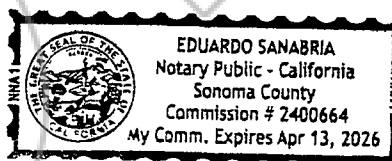
On September 1, 2023, before me, Eduardo Sanabria, a Notary Public, personally appeared Sanzio R. Garcia and Lyvia F. Toledo-Garcia, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Signature)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-611-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

3. a. Total Value /Sales Price of Property: \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( N/A )  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer without consideration to a trust.

5. Partial Interest: Percentage being transferred: 50%  
 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: Valerie Ward Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: **Sanzio R. Garcia and  
Lyvia F. Toledo-Garcia**  
 Address: **7 Courtney Lane**  
 City: **Mill Valley**  
 State: **California** Zip: **94941**

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

Print Name: **The Garcia Family Trust**  
 Address: **7 Courtney Lane**  
 City: **Mill Valley**  
 State: **California** Zip: **94941**

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

Print Name: smart!DEEDS, LLC – 108644 Escrow #: \_\_\_\_\_  
 Address: 1349 Galleria Drive, Suite 100  
 City, State, Zip: Henderson, NV 89014-8624

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)