

APN: 1219-04-002-014

Recording Requested by:
Ginger Teig
1974 Foothill Rd.
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E06

When Recorded Mail to:
Ginger Teig
1974 Foothill Rd.
Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS INDENTURE is made this 30 day of October 2023, by and between ERIC W. VOELKER (hereinafter referred to as "Grantor"), and GINGER S. TEIG (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor ERIC W. VOELKER, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to them in hand paid by the Grantee GINGER S. TEIG, the receipt of which is hereby acknowledged, do hereby GRANT, RELEASE and FOREVER QUITCLAIM unto the Grantee GINGER S. TEIG, and to her successors and assigns forever, all the right, title and interest which the Grantor ERIC W. VOELKER has or may hereafter acquire in the real property situate in the County of Douglas, State of Nevada, and more particularly described as follows, to wit:

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

All that certain lot piece, parcel or portion of land situate, lying and being within the North 1/2 of the Southeast 1/4 of Section 4, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada and more particularly described as follows:

PARCEL 1:

Parcel W as set forth on Parcel Map #PD 99-11 of Black Diamond Estates filed for record in the Office of County Recorder of Doulas County, State of Nevada on June 19, 2000, Book 0600, Page 3731, as Document No. 494286 and on Certificate of Amendment Recorded April 30, 2004 in Book 0404, Page 15647, as Document No. 611905.

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PARCEL 2:

An easement for roadway and access purposes, as shown on the aforesaid Record of Survey Map and more particularly described as follows:

Commencing at the East 1/4 corner of aforesaid Section 4, as shown on Record of Survey Map recorded January 9, 1990, Book 190, Page 1630, as Document No. 217903; thence South $89^{\circ}49'29''$ West, a distance of 644.60 feet to the Westerly right-of-way line of State Highway 207 (Kingsbury Grade); thence along said Westerly line South $44^{\circ}27'00''$ East, a distance of 644.70 feet to the Northwest corner of that parcel described in Deed filed for record in Book 884, at Page 1904, as Document Number 105319, Official Records of Douglas County, Nevada, which point is the TRUE POINT OF BEGINNING; thence South $10^{\circ}56'20''$ West, a distance of 204.79 feet; thence South $89^{\circ}59'01''$ West, a distance of 398.67 feet; thence North $00^{\circ}14'51''$ East, a distance of 50.00 feet; thence North $89^{\circ}59'01''$ East, a distance of 357.19 feet; thence North $10^{\circ}56'20''$ East, a distance of 198.05 feet; thence South $44^{\circ}27'00''$ East, a distance of 60.75 feet to the TRUE POINT OF BEGINNING.

PARCEL 3:

An easement for access, roadway purposes whether public or private over and across that certain of land more particularly described as follows:

All that certain lot, piece, parcel of portion of land situate, lying and being within the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

COMMENCING at the East 1/4 corner of aforesaid Section 4; thence along the true North line of the Southeast 1/4 of said Section 4, South $89^{\circ}53'42''$ West 767.42 feet; thence South $00^{\circ}27'24''$ West 233.78 feet; thence South $00^{\circ}11'00''$ East 160.46 feet; thence North $89^{\circ}59'01''$ East, 189.44 feet; thence South $00^{\circ}14'51''$ West 217.74 feet; thence South $00^{\circ}14'51''$ West, 50.00 feet to the TRUE POINT OF BEGINNING; thence along the Southerly of a 50 foot wide easement recorded as Document Number 217903 North $89^{\circ}59'01''$ East 348.67 feet; thence North $10^{\circ}56'20''$ East 204.79 feet to a point on the Southwesterly right-of-way line of Kingsbury Grade; thence along said right-of-way line South $44^{\circ}27'00''$ East, 30.38 feet; thence leaving said right-of-way line South $10^{\circ}56'20''$ West, 208.16 feet; thence South $89^{\circ}59'01''$ West 369.26 feet; thence North $00^{\circ}05'56''$ West 25.00 feet to the true point of beginning.

PARCEL 4:

An Easement for access, roadway, and utility purposes whether public or private over and across all those portions of land imposed as driveway and utility easements as set forth on Parcel Map #PD 99-11 of Black Diamond Estates filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 19, 2000, Book 0600, Page 3731, as Document No. 494286.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKE FROM INSTRUMENT RECORDED JUNE 25, 2001, BOOK 0601, PAGE 6481, AS FILE NO. 517085, RECORDED IN THE OFFICAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantors therein or thereto, or which they may hereafter acquire.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantees, their successors and assigns forever.

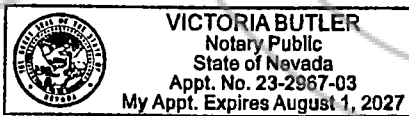
IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

"GRANTOR"


ERIC W. VOELKER

STATE OF Nevada)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on October 30, 2023, by
Eric W. Voelker




NOTARY PUBLIC
(My Commission Expires: 8/1/27)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1219-04-002-014
 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: _____	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #6
 b. Explain Reason for Exemption: PER DIVORCE

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 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 E. Voelker Capacity _____ Grantor

Signature Ginger S. Teig Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Eric W. Voelker
 Address: 1686 West Minden Village Loop
 City: Minden
 State: Nevada Zip: 89423

Print Name: Ginger S. Teig
 Address: 1974 Foothill Rd.
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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