

**Assessor's Parcel Number:**

1318-24-301-009

RPTT: \$0

**Prepared By:**

Colorado Real Estate Documents  
and Notary Services, LLC

**After Recording Return To:**

The Tahoe House LLC  
ATT: Kevin Thomas Freemyer. Member  
P.O. Box 3085  
Stateline, NV 89449

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

On November 30, 2023 THE GRANTOR,

- Janel Gallucci, a Single Woman, residing at 357 Sunset Court, Stateline, NV 89449
- And
- Kevin Freemyer, a Single Man, residing at 357 Sunset Court, Stateline, NV 89449

**as Joint Tenants,**

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- The Tahoe House LLC, a Nevada Limited Liability Company, of 357 Sunset Court, Stateline, NV 89449

the following described real estate, situated in the City of Stateline, in the County of Douglas, State of Nevada

Legal Description:  
See "Exhibit A" attached hereto and made a part hereof..

Description is as it appears in Instrument No. 2019-928272, Official Records, Douglas County, Nevada.

Commonly known as: 454 KINGSBURY GRADE, STATELINE, NV 89449

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

QUITCLAIM DEED  
(continued)

This conveyance is a Transfer to a business entity of which the grantors are 100% owner.

Mail Tax Statements To:

The Tahoe House LLC  
ATT: Kevin Thomas Freemyer. Member  
P.O. Box 3085  
Stateline, NV 89449

Grantor Signatures:

DATED: 12-11-2023  
Janel Gallucci  
Janel Gallucci

DATED: 12-11-2023  
Kevin Freemyer  
Kevin Freemyer

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.

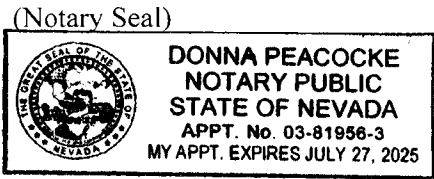
State of Nevada )  
County of Douglas )

On 12-11-2023 before me, Donna Peacocke,  
Notary Public, personally appeared X Janel Gallucci and Kevin Freemyer X  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within the 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. Nevada

WITNESS my hand and official seal.  
Donna Peacocke  
Notary Public

7-27-25  
My commission expires



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

APN: 1318-24-301-009

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 24; thence South 85°29'13" East 279.10 feet to the True Point of Beginning; thence North 49°21'22" West 82.35 feet; thence North 20°21'24" West 15.34 feet; North 01°10'16" East 16.24 feet; thence North 22°24'05" East 10.78 feet; thence North 48°51'43" East 102.32 feet; thence North 64°22'45" East 12.67 feet; thence South 84°59'14" East 33.38 feet; thence South 66°21'21" East 17.29 feet; thence South 24°20'17" East 8.62 feet; thence South 11°41'59" East 8.94 feet to a point on the Westerly line of Kingsbury Grade; thence along said Westerly line South 29°30'38" West 161.51 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 13, 2009, in Book 0809, Page 3068 as Document No. 748864 of Official Records.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a. 1318-24-301-009  
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  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Operating Agmt OK - js</u>	

- 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 \$ 0

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section 9  
b. Explain Reason for Exemption: Transfer to a business entity of which grantors are the 100% owner

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 Janel Gallucci Capacity: Grantor  
Janel Gallucci  
Signature Kevin Freemyer Capacity: Grantor  
Kevin Freemyer

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Janel Gallucci and Kevin Freemyer  
Address: 357 Sunset Court  
City: Stateline  
State: NV                      Zip: 89449

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: The Tahoe House LLC  
Address: P.O. Box 3085  
City: Stateline  
State: NV                      Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
Print Name: Colorado Real Estate Documents      Escrow # N/A  
Address: 6437 Iris Court  
City: Arvada                      State: CO                      Zip: 80004