



SHAWNYNE GARREN, RECORDER E04

Assessor's Parcel Number: 1219-10-001-012
Recording Requested by:
Nancy Rey Jackson
1133 Lost River Lane
Gardnerville, NV 89460

Mail Tax Statements to:
Rodney W. Jones
211 Forest View Lane
Gardnerville, NV 89460

QUITCLAIM DEED

THIS INDENTURE is made the 28th day of March, 2023.

RODNEY W. JONES and MICHELE MOSELEY JONES, who hold title as tenants in common, hereby transfer title to RODNEY W. JONES, a married man, as his sole and separate property, the following property situate in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Grantors, in the Grant, Bargain, Sale Deed recorded with the Douglas County Recorder as Document Number 2015-872822 on November 16, 2015.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining, all water rights appurtenant thereto or used in connection therewith, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To have and to hold said premises, together with the appurtenances, unto Grantee and to his heirs and assigns forever.

IN WITNESS WHEREOF the Grantors have executed this conveyance the day and the year first above written.

Rodney W. Jones
RODNEY W. JONES

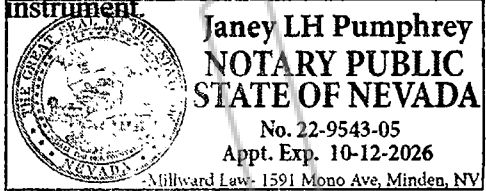
Michele Moseley Jones
MICHELE MOSELEY JONES

STATE OF NEVADA)
COUNTY OF DOUGLAS)

On this 3rd day of April, 2023, before me, Rodney W. Jones, a Notary Public, personally appeared RODNEY W. JONES personally known to me (or proved

to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and who acknowledged that he executed the above instrument.

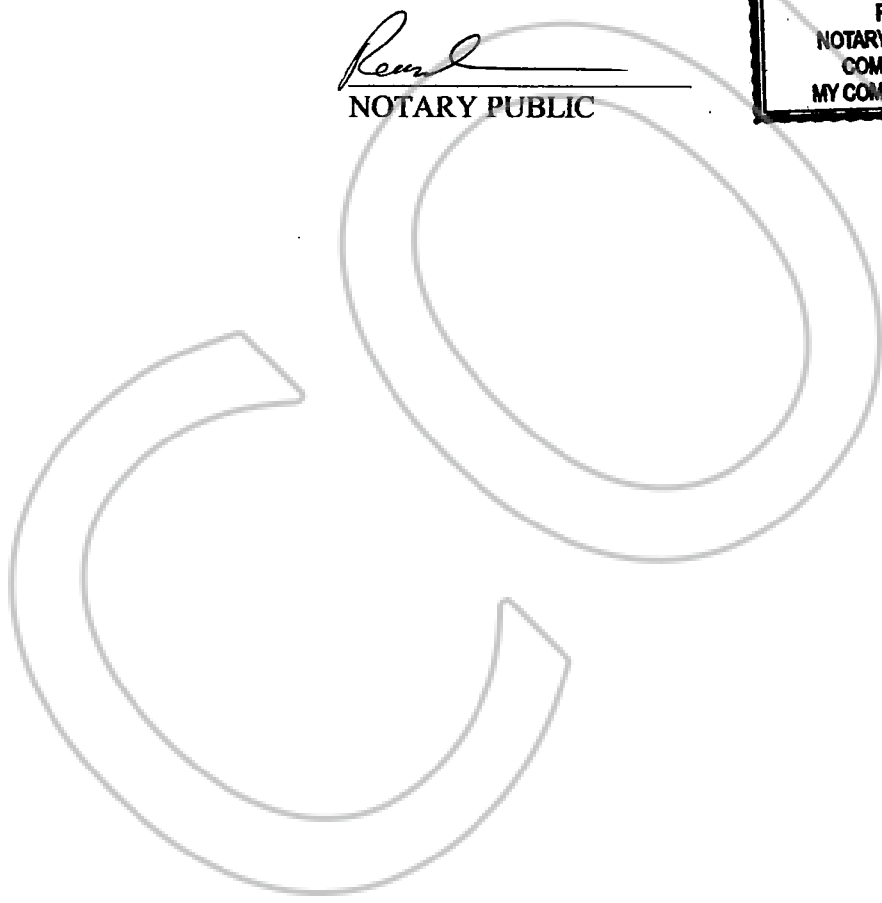
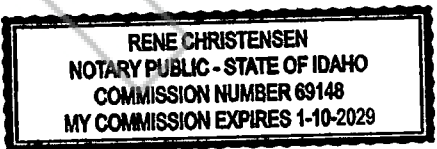
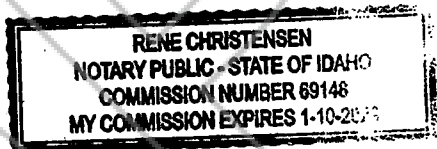

NOTARY PUBLIC



STATE OF IDAHO)
) ss.
COUNTY OF)

On this 28th day of March, 2023, before me, Rene Christensen, a Notary Public, personally appeared MICHELE MOSELEY JONES, now MICHELE MOSELY LOONEY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and who acknowledged that she executed the above instrument.


NOTARY PUBLIC



LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1

That portion of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, N.D.S.M., more particularly described as follows:

BEGINNING at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, N.D.S.M., thence South along the East boundary of Parcel No. 1 in that Deed recorded July 31, 1978, in Book 778 of Official Records, at page 1785, Douglas County, Nevada, as Document No. 23502, a distance of 595.52 feet to the **TRUE POINT OF BEGINNING**; thence continuing South $0^{\circ}09'$ East, a distance of 132.00 feet to a point; thence North $85^{\circ}53'24''$ West, a distance of 329.31 feet to a point; thence North $0^{\circ}09'$ East, a distance of 131.81 feet to a point; thence South $89^{\circ}56'25''$ East, a distance of 329.31 feet to the **POINT OF BEGINNING**.

TOGETHER WITH a non-exclusive right-of-way 25 feet in width for public road and utility purposes along the North boundary of the following described parcel:

COMMENCING at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East N.D.S.M., proceed thence South along the Section line common to Sections 9 and 10, a distance of 330 feet to the point of beginning; thence East along a line parallel to Section line a distance of 330 feet to a point; thence South, a distance of 132 feet to a point at the Southeast corner of said parcel; thence West, a distance of 330 feet to a point on the section line; thence North along said Section line, a distance of 132 feet to the **POINT OF BEGINNING**.

PARCEL NO. 2

That portion of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East N.D.S.M., more particularly described as follows:

COMMENCING at the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South $00^{\circ}09'00''$ West along the East line of said North West 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 528.00 feet, to the True Point of Beginning, being the Southeast corner of the property conveyed to JAMES R. LEE AND LUCIA LEE, by Deed recorded January 23, 1973, in Book 173, page 362, Official Records of Douglas County, Nevada; thence from the True Point of Beginning South $00^{\circ}09'00''$ West along the East line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 a distance of 132.00 feet more or less, to the

Southeast corner thereof; thence West along the South line thereof, a distance of 328.62 feet more or less, to the Southeast corner of the property conveyed to DONALD L. HOOKER AND TONY H. HOOKER, by deed recorded August 20, 1969, in Book 68 page 653, Official Records of Douglas County, Nevada; thence Northerly along the East line of said Hooker Property a distance of 131.80 feet to the Northeast corner thereof being also the Southwest corner of the Lee Property first hereinabove referred to; thence North $89^{\circ}58'24''$ East along the South line of said Lee Property, a distance of 328.62 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of said land conveyed to MELVIN H. SCHWAKE, et ux, in Deed recorded August 15, 1973, in Book 873, page 443, Document No. 68141, Official Records of Douglas County, Nevada, more particularly described as follows:

BEGINNING at a point on the East boundary of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, which point is North $0^{\circ}09'$ East, a distance of 659.16 feet and North $89^{\circ}58'30''$ East, a distance of 460.62 feet from the 1/4 corner of the West boundary of said Section 10; thence running North $89^{\circ}58'30''$ East, a distance of 198.20 feet to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section; thence North $0^{\circ}09'$ East a distance of 131.80 feet; thence South $56^{\circ}29'05''$ West, a distance of 238.14 feet parallel to and 20 feet Northwesterly of a pipeline to the POINT OF BEGINNING.

Assessment Parcel No. 19-132-14

9-25-89
ed

PER NRS 111.312, this legal description was previously recorded as Doc. No. 432543, Book 0298, Page 2196 on Feb. 12, 1998.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1219-10-001-012
 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: Doc # 872822

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 # 4
 b. Explain Reason for Exemption: transfer of title without consideration from one tenant in common to remaining tenant in common

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: Nancy Rey Jackson Capacity: attorney

Signature: _____ Capacity: _____

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

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

Print Name: Michele + Rodney Jones
 Address: 211 Forest View Lane
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Rodney W. Jones
 Address: _____
 City: Pahrump
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Nancy Rey Jackson Escrow # _____
 Address: 1133 Lost River Lane
 City: Gardnerville State: NV Zip: 89460

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