

APN: 1219-10-002-043

WHEN RECORDED MAIL TO:

Thomas Magallanes
232 Shadow Mountain Circle
Gardnerville, NV 89460

MAIL TAX NOTICES TO:

Thomas Magallanes
232 Shadow Mountain Circle
Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER

E04

Quitclaim Deed

For valuable consideration, receipt of which does hereby acknowledge, Sandra Marie Magallanes, a married woman, and does hereby QUITCLAIM to Thomas Magallanes, a married man, as his sole and separate property, all rights, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

LOT 14, IN BLOCK A, AS SHOWN ON THE OFFICIAL MAP OF SIERRA RANCHO ESTATES UNIT NO. 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 17, 1985, IN BOOK 585 PAGE 1534, AS DOCUMENT NO. 117513.

EXCEPTING THEREFROM:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 14 OF SIERRA RANCHO ESTATES SUBDIVISION, UNIT 2, AS SHOWN ON THE OFFICIAL PLAT AS RECORDED IN BOOK 585, AT PAGE 1534, DOUGLAS COUNTY, NEVADA, RECORDERS OFFICE, SAID CORNER ALSO BEING A COMMON CORNER OF LOT 15 AND A POINT ON THE WESTERLY LINE OF LOT 13 OF SAME SUBDIVISION, SAID POINT IS THE TRUE POINT OF BEGINNING OF PARCEL ONE AND PARCEL TWO, THENCE NORTH 00°15'00" EAST, 140.25 FEET; THENCE WESTERLY ALONG A CURVE OF RADIUS 693.19 FEET, CONCAVE NORTHERLY, TANGENT BEARING OF SOUTH 87°00'00" EAST 30.07 FEET THROUGH A CENTRAL ANGLE OF 2°29'09"; THENCE SOUTH 00°15'00" WEST, 142.34 FEET; THENCE NORTH 89°45'09" EAST, 30.0 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 01, 1999 IN BOOK 1099, PAGE 0104, AS INSTRUMENT NO. 0477960

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Pursuant to NRS 239B.030(4), I affirm that the instrument contained below (or attached hereto) does not contain the social security number of any person.

Pursuant to NRS 111.312, this legal description was previously recorded on August 11, 2017, as Document No. 2017-902609.

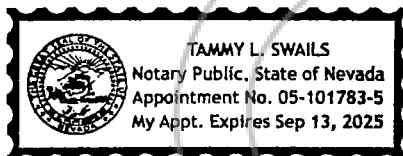
DATED: 4 May 3, 2023

Sandra Marie Magallanes
Sandra Marie Magallanes

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 3rd day of May 2023, by Sandra Marie Magallanes.

Tammy L. Swails
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: Doc # 902609

1. Assessor Parcel Number(s)
 a) 1219-10-002-043
 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 _____

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 4
 b. Explain Reason for Exemption: Transfer from one joint tenant to remaining tenant without consideration

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: [Handwritten Signature] Capacity: Attorney

Signature: [Handwritten Signature] Capacity: Attorney

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Thomas Magallanes and Sandra Marie Magallanes
 Address: 232 Shadow Mountain Circle
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Thomas Magallanes
 Address: 232 Shadow Mountain Circle
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Handy Legal Services PC Escrow # _____
 Address: P.O. Box 1510
 City: Minden State: Nevada Zip: 89423

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