

Assessor's Parcel Number:
1222-00-002-038
RECORDING REQUESTED BY:
Douglas County Treasurer

When Recorded, Mail To:
Justin G. Schwendemann and
Diane K. Schwendemann
833 Tamarack Drive
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons (NRS 239B.303).

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TAX SALE QUITCLAIM DEED

THIS INDENTURE, made and entered into on this 9th day of June, 2023, by and between AMY BURGANS, the Clerk-Treasurer and Ex-Officio Tax Receiver of Douglas County, Nevada ("Grantor"), and Justin G. Schwendemann and Dianne K. Schwendemann, husband and wife as community property with right of survivorship, 833 Tamarack Drive, Minden, NV 89423, ("Grantee");

WHEREAS, the Board of County Commissioners of Douglas County, State of Nevada, ordered that the Subject Property, described in Exhibit A, be sold "as is" at public auction in the manner prescribed by law; and the Subject Property was sold, after due and legal notice thereof, at public auction on the 24th day of May, 2023 at 10:00 a.m. in the Douglas County Commissioner's Chambers of the Administration Building at 1616 8th Street, Minden, Nevada 89423;

NOW, THEREFORE, Grantor, for good and valuable consideration in the bid amount paid of (\$7,500), the receipt of which is acknowledged; pursuant to Nevada Revised Statutes 361.595 hereby quitclaims to Grantee, together with all and singular tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, all of its interest in the Subject Property located in the County of Douglas, State of Nevada, and described as follows:

Legal Description:

The North ½ of the North ½ of the Southwest ¼ of the Northwest ¼ of the Northeast ¼ of Section 19, Township 12 North, Range 22 East, M. D. B. & M., Douglas County, Nevada.

EXCEPTING THEREFROM, twenty-five (25) feet along the east boundary of said parcel

for roadway and utility purposes.

FURTHER EXCEPTING THEREFROM 50% of all oil, gas and mineral rights as shown in document recorded August 1, 1968, in Book 60, Page 515, as Document No. 41057.

Parcel: 1222-00-002-038

DATED this 7 day of June, 2023

Amy Burgans
AMY BURGANS
Douglas County Clerk-Treasurer

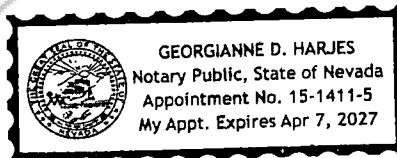
STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On this 7th day of June, 2023, before me, a notary public, personally appeared Amy Burgans, personally known or proved to me to be the persons whose names are subscribed to the above instrument entitled TAX SALE QUITCLAIM DEED and who acknowledged to me that they executed the same of their own free will and choice.

WITNESS my hand and official seal.

Georgianne D. Harjes
Notary Public

APN: 1222-00-002-038
Page 2 of Tax Sale Quitclaim Deed



STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)
 (a) 1222-00-002-038
 (c) _____
 (d) _____

2. Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$ 7,500.00
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ 7,500.00
	\$ 29.25 ✓

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

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 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 [Signature] Capacity Deputy Clerk/Treasurer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Douglas County Treasurer
 Address: PO Box 3000
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Justin G. & Diana K. Schwendemann
 Address: 833 Tamarack Dr.
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: DOUGLAS COUNTY TREASURER Escrow # _____
 Address: 1616 8TH STREET
 City: MINDEN State: NV Zip: 89423