

DOUGLAS COUNTY, NV

**2023-998274**

RPTT:\$0.00 Rec:\$40.00

07/06/2023 01:30 PM

\$40.00 Pgs=2

ALLING & JILLSON LTD

SHAWNYNE GARREN, RECORDER

E05

**APN: 1318-10-313-005**

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

**MAIL TAX STATEMENTS TO:**

Brian Silvestri  
P.O. Box 7172-356  
Stateline, NV 89449

Pursuant to *NRS 239B.030, I*, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**QUITCLAIM DEED**

THIS INDENTURED WITNESSETH:

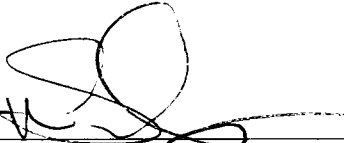
FOR NO CONSIDERATION, the undersigned execute this Deed to reflect the true ownership of said property and cancelling the Grant, Bargain and Sale Deed, recorded on 04/23/2021 in Douglas County Nevada as Document No. 2021-966073, Westley Benjamin Silvestri, a married man as his sole and separate property, and Tyler Joseph Silvestri, an unmarried man, hereby release, remise and forever quitclaim to Brian Silvestri the following real property in Zephyr Cove, County of Douglas, Nevada, more particularly described as follows:

Lot 60, as shown on the map of Zephyr Knolls Unit No. 3, filed in the Office of the County Recorder of Douglas County, Nevada on July 10, 1957, as Document No. 12430.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenance unto him and to his survivors, heirs and assigns of such survivor forever.

DATED this 5<sup>th</sup> day of July, 2023.

  
WESTLEY BENJAMIN SILVESTRI

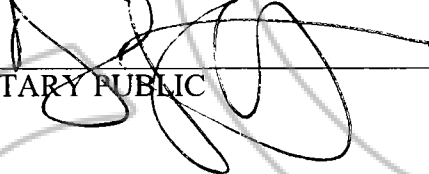
  
TYLER JOSEPH SILVESTRI

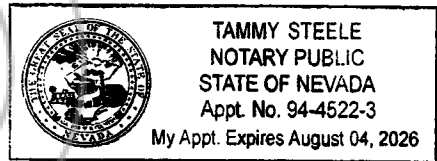
STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

On July 5, 2023 before me, a Notary Public, personally appeared Westley Benjamin Silvestri and Tyler Joseph Silvestri, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity(ies) upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing is true and correct.

WITNESS my hand and official seal.

  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s):**

- (a) 1318-10-313-005
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_
- (d) \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**2. Type of Property:**

- (a)  Vacant Land                      x (b) SFR
- (c)  Condo/Townhouse               (d) 2-4 Plex
- (e)  Apartment Building               (f) Commercial/Ind.
- (g)  Agricultural                       (h) Mobile Home
- (i)  Other: \_\_\_\_\_

**3. Total Value/Sale Price of Property:**

Deed in Lieu of Foreclosure Only (value of property): \$ 0  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per *NRS 375.090(3)* and (5)
- b. Explain Reason for Exemption: A transfer to reflect true ownership and a transfer within first degree of lineal consanguinity - sons to father

**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 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: *Tyler Joseph Silvestri* Capacity Seller, Tyler Joseph Silvestri, Grantor  
 Signature: *Brian Silvestri* Capacity Buyer, Brian Silvestri, Grantee

**SELLER (GRANTOR) INFORMATION**  
(Required)

Name Tyler Joseph Silvestri  
 Address 1313 SE 86<sup>th</sup> Ave  
 City/State/Zip Portland, OR 97216

**BUYER (GRANTEE) INFORMATION**  
(Required)

Name Brian Silvestri  
 Address P.O. Box 7172-356  
 City/State/Zip Stateline, NV 89449

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ALLING & JILLSON, LTD.  
 Address: Post Office Box 3390  
 Lake Tahoe, NV 89449

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