

APN: 1319-02-000-003



00176312202410035720040047

SHAWNYNE GARREN, RECORDER

E05

When recorded mail to/Mail tax billings to:  
Dee Ann Harn & Michael P. Harn  
3408 Royal Meadow Lane  
San Jose, CA 95135

**QUITCLAIM DEED**

The undersigned Grantor(s) declare:  
The Document Transfer Tax is \$0  
Assessor's Parcel # 1319-02-000-003  
 Unincorporated Area or  City of Minden  
 Tax computed on full value of property conveyed, or  
 Tax computed on full value less value of liens or encumbrances remaining at time of sale

This Quitclaim Deed is made on Nov. 3, 2023, between Dee Ann Harn, a married woman as her sole and separate property, Grantor(s), of San Jose, California, and Dee Ann Harn and Michael P. Harn, husband and wife as community property Grantee(s), of San Jose, California

For no consideration, the Grantor(s) hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee(s), and his or her heirs and assigns, to have and hold forever, located at 2460 Deervhaven, City of Minden, County of Douglas, State of Nevada all that real property described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Date 11-3-2023

Dee Ann Harn  
Dee Ann Harn

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 CALIFORNIA )

) ss.

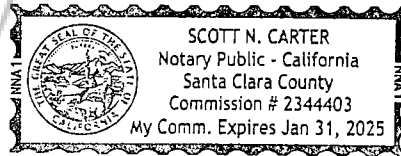
COUNTY OF SANTA CLARA )

On Nov. 3, 2023, before me, SCOTT N. CARTER, Notary Public, personally appeared DEE ANN HARN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within 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.

WITNESS my hand and official seal.

Signature *Scott N. Carter* (SEAL)



# EXHIBIT

A

## PARCEL ONE:

Parcel 1B as shown on the Map of Division into Large Parcels, LDA No. 99-240, filed in the office of the Douglas County Recorder on September 8, 2000, File No. 499064.

## PARCEL TWO:

Easements for roadway purposes as shown in the instruments recorded as follows:

October 4, 1927 in Book S of Deeds, Page 297, Document No. 1036  
October 17, 1927 in Book S of Deeds, Page 314, Document No. 1061  
November 21, 1951 in Book A-1 of Deeds, Page 20, Document No. 8281  
November 24, 1958 in Book D-1 of Deeds, Page 18, Document No. 13018  
November 16, 1992 in Book 1192 of Official Records, Page 2544, Document No. 293200 and  
June 25, 1993 in Book 693, of Official Records, Page 5808, Document No. 310886.

## PARCEL THREE:

An easement for water pipelines as shown in the Easement Deed recorded October 14, 1982 in Book 1082 of Official Records, Page 632, Document No. 71689.

*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.

# STATE OF NEVADA DECLARATION OF VALUE

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

- a) 1321-33-002-004
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |                               |  |                 |
|-----------------------------|-------------------------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land                   | b) <input checked="" 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: _____ (please specify) |  |                 |

**FOR RECORDERS OPTIONAL USE ONLY**  
Notes: Deed was 1319-02-000-003  
as APU

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

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: 5
- b. Explain Reason for Exemption: TRANSFER IS A GIFT BETWEEN SPOUSES

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 Dee Ann Harn Capacity TRUSTEE GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: DEE ANN HARN  
 Address: 3408 ROYAL MEADOW LANE  
 City: SAN JOSE  
 State: CA Zip: 95135

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: DEE ANN HARN & MICHAEL P. HARN  
 Address: 3408 ROYAL MEADOW LANE  
 City: SAN JOSE  
 State: CA Zip: 95135

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: CARTER & MCGUIRE LAW OFFICES Escrow # N/A  
 Address: 2397 FOREST AVENUE  
 City: SAN JOSE State: CA Zip: 95128