

DOUGLAS COUNTY, NV

2024-1004420

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

01/31/2024 03:06 PM

FIRST AMERICAN TITLE IV

SHAWNYNE GARREN, RECORDER

E05

A.P.N.: 1319-19-802-004
File No: 123-2669412 (VD)

When Recorded Return and Send Tax Statements To:
David Vincent Brigantino
Po Box 9
Hollister CA 95024

R.P.T.T.: \$0.00 Exempt #5

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dixie Brigantino, spouse of grantee

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

David Vincent Brigantino, a married man sole and separate property

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

ALL THAT PORTION OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. &M.; AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN ON THE RECORD OF SURVEY FOR ELORAC, INC., DOCUMENT NO. 223262, AS APN 11-232-44, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID APN 11-232-44, THE POINT OF BEGINNING;

THENCE NORTH 67°33'58" EAST, 201.52 FEET;

THENCE NORTH 22°26'02" WEST 1.60 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, DELTA OF 49°19'57" AND AN ARC LENGTH OF 318.58 FEET;

THENCE SOUTH 63°17'43" WEST 252.38 FEET;

THENCE NORTH 32°13'42" WEST 49.00 FEET;

THENCE SOUTH 50°08'00" WEST 101.65 FEET;

THENCE SOUTH 43°28'18" WEST 83.96 FEET;

THENCE NORTH 53°50'55" WEST 3.20 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, DELTA OF 20°12'18" AND AN ARC LENGTH OF 77.58 FEET;

THENCE NORTH 33°38'38" WEST, 91.73 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 17, 1990 IN BOOK 590, PAGE 2586, AS DOCUMENT NO. 226195.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 01, 1999 IN BOOK 399, PAGE 145 AS DOCUMENT NO. 462217.

"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

COPY

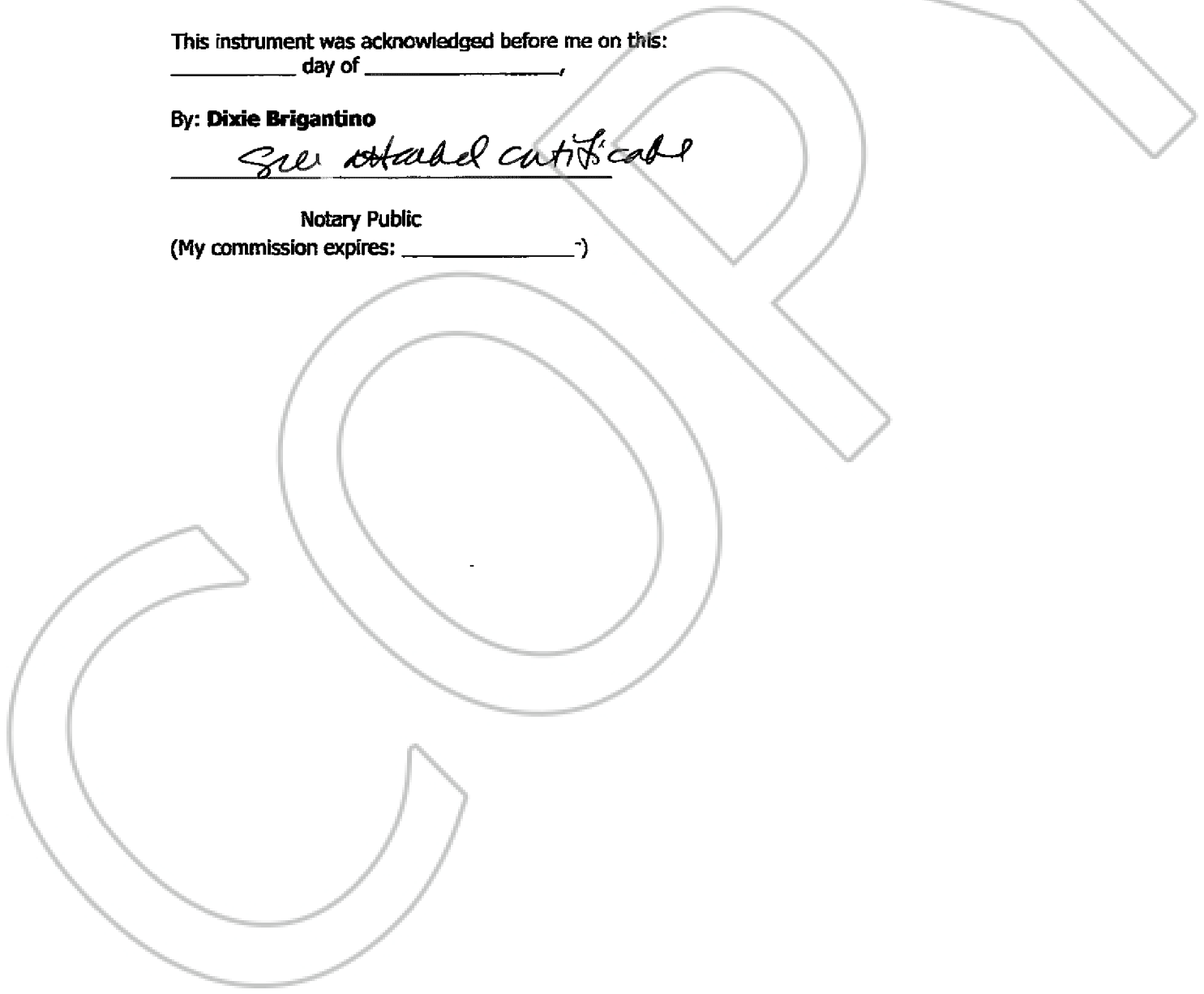
Dixie Brigantino 1/15/24
Dixie Brigantino Date

STATE OF)
)
COUNTY OF)

This instrument was acknowledged before me on this:
_____ day of _____

By: **Dixie Brigantino**
see attached certificate

Notary Public
(My commission expires: _____)



ACKNOWLEDGMENT

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.

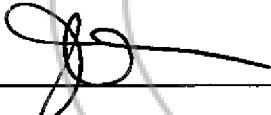
State of California
County of San Benito

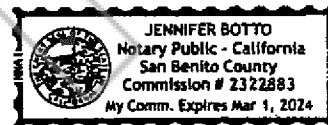
On 01/15/2024 before me, Jennifer Botto, Notary Public
(insert name and title of the officer)

personally appeared Dixie A. Brigantino,
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  (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-802-004
- 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 | |
|----------------------------|-------------|
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: Deed to remove spouse not on title with no 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: [Signature]
Signature: _____

Capacity: Grantor
Capacity: _____

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

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

Print Name: Dixie Brigantino
Address: P.O. Box 9
City: Hollister
State: CA Zip: 95027

Print Name: David Vincent Brigantino
Address: P.O. Box 9
City: Hollister
State: CA Zip: 95027

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company File Number: 123-2669412 VD/ VD
Address 940 Southwood Blvd, Suite 203
City: Incline Village State: NV Zip: 89451

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