

RECORDING REQUESTED BY

Kostas Focas

**When Recorded Mail Document
and Tax Statement To:**

Kostas Focas
661 Vivian Drive
Livermore, CA 94550



SHAWNYNE GARREN, RECORDER E05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Commonly Known As:

2573 Eagle Ridge Road
Genoa, NV 89411

APN/Parcel ID(s): 1419-34-310-004

QUITCLAIM DEED

The undersigned grantor(s) declare(s): This conveyance is a bona fide gift and the grantor received nothing in return. R & T Code 11930

Documentary transfer tax is \$ **Zero** City Tax is \$ **Zero**
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
Unincorporated Area [] City of Genoa

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Lisa Focas**, spouse of the grantee who, hereby remises, releases and quitclaims to:

Kostas Focas, a married man as his sole and separate property

the following described real property in the **City of Genoa, County of Douglas, State of Nevada;**

For full Legal Description refer to Exhibit "A" attached hereto and made a part hereof

Mail Tax Statements as Directed Above

APN: 1419-34-310-004

Lisa Focas
Lisa Focas

NOTARY ACKNOWLEDGMENT

Dated: January 10, 2024

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 Nevada

County of Douglas

On January 10, 2024 before me,
Shannon Elyse Roberts, Notary Public
(name and title of the officer), personally appeared

Lisa Yvonne Focas,
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~~ ^{Nevada} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Shannon Elyse Roberts* (Seal)



SHANNON ELYSE ROBERTS
NOTARY PUBLIC
STATE OF NEVADA
APPT NO. 22-4076-03
MY APPT EXPIRES OCT 4, 2026

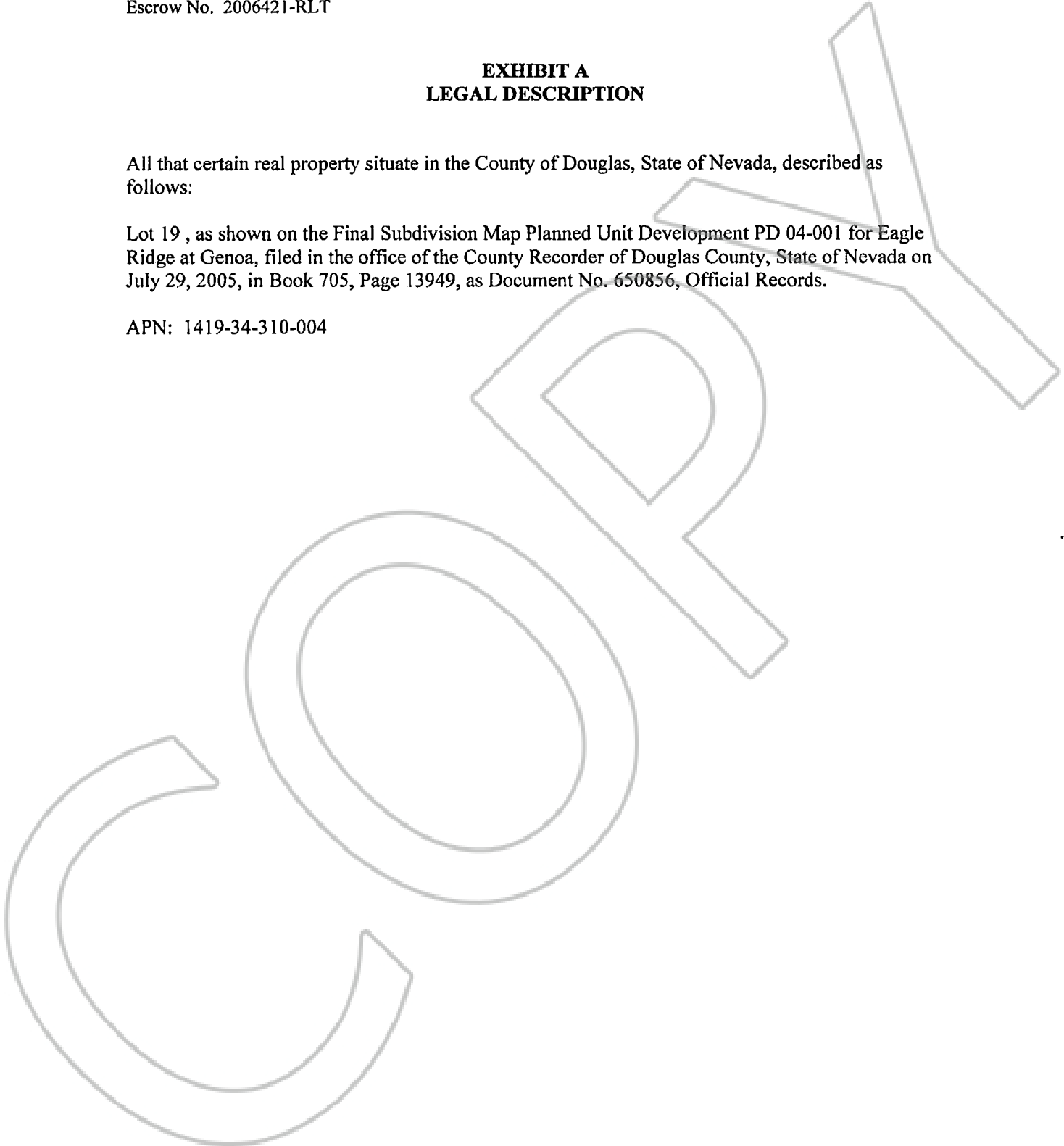
Escrow No. 2006421-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 19 , as shown on the Final Subdivision Map Planned Unit Development PD 04-001 for Eagle Ridge at Genoa, filed in the office of the County Recorder of Douglas County, State of Nevada on July 29, 2005, in Book 705, Page 13949, as Document No. 650856, Official Records.

APN: 1419-34-310-004



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1419-34-310-004
 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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: Transfer to spouse

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 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 _____ Capacity Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lisa Focas
 Address: 7201 Relay Peak Ct
 City: Carson City
 State: Nevada Zip: 89701

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kostas S. Focas
 Address: 661 Villian Dr
 City: Livermore
 State: CA Zip: 94550

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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