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SHAWNYNE GARREN, RECORDER E03

MAIL TO: Hostetler, Roger & Settles, Sandra
839 Sheridan Ln.
Gardnerville, NV 89460

PARCEL NO: 1219-14-002-005
NEW PARCEL NO:

R.P.T.T. \$ #3

QUITCLAIM DEED

THIS INDENTURE, made this 20th day of March, 2024 . by
and between, OFFICE OF THE TREASURER, Douglas County, State of Nevada,
party of the first part and those property owners listed in EXHIBIT A, attached hereto
and incorporated into this document by reference, parties of the second part.

WITNESSETH

WHEREAS, the properties described in EXHIBIT A were transferred pursuant to
the Nevada Revised Statutes Section 361.585 from the Treasurer and Ex-Officio Tax
Receiver of the County of Douglas, State of Nevada, to the party of the first part, and;

WHEREAS, said properties have been redeemed prior to publication of notice of sale
by payment to the County Treasurer of an amount equal to the taxes accrued, together
with any costs, penalties and interest legally chargeable against such property, and;

WHEREAS, the parties of the second part are now entitled to have such property
reconveyed pursuant to the Nevada Revised Statutes Section 361.585;

NOW, THEREFORE, the said party of the first party, pursuant to Nevada Revised
Statutes and in consideration of the taxes, costs, penalties and interest paid by the party
of the second part, the same being in legal effect made, does by these presents, reverse,
release, quitclaim and convey unto the parties of the second part and to their successors,
all right, title and interest to the properties described in EXHIBIT A, situated in the
County of Douglas, State of Nevada.

EXHIBIT A

**NAME / ADDRESS
& MAILING OF**

TAX STATEMENT TO: Hostetler, Roger & Settles, Sandra
839 Sheridan Ln.
Gardnerville, NV 89460

PARCEL NUMBER: 1219-14-002-005

GRANTEE(S): Rodger Hostetler and Sandra Settles, husband and wife as community property with right of survivorship.

DESCRIPTION OF PROPERTY:

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

Parcel 1:

All that certain lot, piece, or portion of land situate, lying and being within the West ½ of Section 14, Township 12 North, range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcels 1, 2 and 3 as shown on the parcel map LODATO parcels filed for record in book 687, page 3496, as document no. 157268, of official records of Douglas County, Nevada described as follows:

Commencing at the Southwest corner of parcel 3 as shown on the aforesaid map; thence along the Southwesterly line of parcels 2 and 3 of said map North 24°47'53" West a distance of 217.67 feet to the true point of beginning; thence continuing along said line North 24°47'53" West a distance of 117.67 feet to the Southwesterly corner of aforesaid Parcel 1; Thence leaving said line North 70°19'13" East distance of 632.57 feet; Thence North 00°00'00" East a distance of 167.20 feet; Thence North 78°28'21" East a distance of 424.88 feet to a point on the Northeasterly line of said Parcel 3; Thence along said line South 25°05'38" East a distance of 110.67 feet; Thence leaving said line South 40°24'04" West a distance of 306.51 feet; Thence South 70°37'51" West a distance of 779.54 feet; Thence North 24°47'53" West a distance of 50.00 feet; Thence South 65°12'07" West a distance of 60.00 feet to the true point of beginning.

The basis of bearing of this description is the Southeasterly line of Parcel 3, which bears North 70°37'51" East as shown on the Parcel map LODATO parcels filed for record in book 687, page 3496, as document no. 157268, of Official records of Douglas County, Nevada.

Note: The above metes and bounds legal description appeared previously in that certain document recorded July 26, 1999 in book 799, page 4449 as instrument no. 473196.

The above described is also designated as adjusted Parcel 2 on record of survey filed January 6, 1996 as file no. 378278.

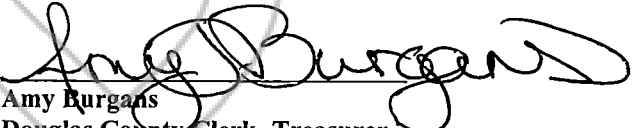
Parcel 2:

Private access and Public Utility easement as set forth in easement deed from Archibald Hart, et ux to Joseph S. Lodato, recorded June 8, 1995 in book 695, page 1090, as document no. 363671.

APN: 1219-14-002-005

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and executed this interest the day and year above written.

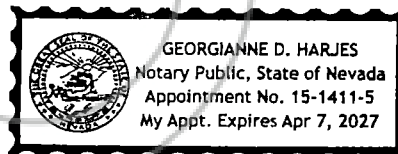
OFFICE OF THE TREASURER
DOUGLAS COUNTY, NEVADA


Amy Burgans
Douglas County Clerk- Treasurer

State of Nevada
County of Douglas

Subscribed and sworn to before me this 21st day of March, 2024
by Amy Burgans


NOTARY PUBLIC



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) 1219-14-002-005
- (c) _____
- (d) _____

2. Type of Property:

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

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: #3
- b. Explain Reason for Exemption: Delinquent Taxes paid in full, put back in owners name.

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: Hostetler, Roger & Settles, Sandra
Address: 839 Sheridan Ln.
City: Gardnerville
State: NV Zip: 89460

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