

APN# 1220-21-710-028

**Recording Requested by/Mail to:**

Name: ADLER & VILLANUEVA, LLC

Address: 111 W. Telegraph Street, Ste. 200

City/State/Zip: Carson City, NV 89703

**Mail Tax Statements to:**

Name: Guadalupe V. Quiroga, TT

Address: 1336 Leonard Road

City/State/Zip: Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER E07

**QUITCLAIM DEED**

**Title of Document** (required)

**Please complete the Affirmation Statement below:**

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death** – NRS 440.380 (1)(A) & NRS 40.525 (5)     **Military Discharge** – NRS 419.020 (2)  
 **Other NRS** \_\_\_\_\_ (state specific law)

**-OR-**

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)



Signature

Guadalupe V. Quiroga

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_

A.P.N.: 1220-21-710-028

WHEN RECORDED MAIL TO:  
Silvia U. Villanueva, Esq.  
ADLER & VILLANUEVA, LLC  
111 W. Telegraph Street, Suite 200  
Carson City, NV 89703

MAIL TAX STATEMENTS TO:  
Guadalupe V. Quiroga, TT  
1336 Leonard Road  
Gardnerville, NV 89460

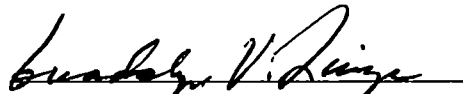
QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That GUADALUPE V. QUIROGA, an unmarried woman, does forever quitclaim to GUADALUPE V. QUIROGA, as Trustee for THE GUADALUPE V. QUIROGA REVOCABLE TRUST, dated March 11, 2024, all that certain lot, piece or parcel of land situated in Douglas County, more commonly referred to as 1336 Leonard Road, Gardnerville, State of Nevada, bounded and described as follows:

Lot 540, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

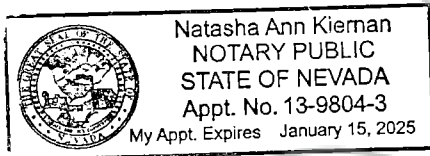
IN WITNESS WHEREOF, executed on this 11<sup>th</sup> day of March 2024.

  
GUADALUPE V. QUIROGA

STATE OF NEVADA        )  
                                      :SS.  
CARSON CITY             )

On this 11<sup>th</sup> day of March 2024, personally appeared before me, a Notary Public in and for the County and State aforesaid GUADALUPE V. QUIROGA, known to me to be the person described in and who executed the foregoing Quitclaim Deed, and duly acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



*Natasha*  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-21-710-028  
 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 |            |
|---------------------------------|------------|
| BOOK _____                      | PAGE _____ |
| DATE OF RECORDING: _____        |            |
| NOTES: <u>Verified Trust of</u> |            |

3. Total Value/Sales Price of Property: \$ \$0.00  
 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 # 7  
 b. Explain Reason for Exemption: Transfer to Trust without consideration

5. Partial Interest: Percentage being transferred: 100.0%

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 Guadalupe V. Quiroga Capacity Grantor/Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Guadalupe V. Quiroga  
 Address: 1336 Leonard Road  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Guadalupe V. Quiroga Revocable Trust dtd 3/11/24  
 Address: 1336 Leonard Road  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: ADLER & VILLANUEVA, LLC Escrow # \_\_\_\_\_  
 Address: 111 W. Telegraph Street, Ste. 200  
 City: Carson City State: NV Zip: 89703

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