

APN# 1320-33-401-051

DOUGLAS COUNTY, NV **2024-1007218**
RPTT:\$312.00 Rec:\$40.00
Total:\$352.00 **04/30/2024 09:01 AM**
THOMAS ROSENBAUM Pgs=5

Recording Requested by/Mail to:

Name: Thomas Rosenbaum

Address: PO Box 571

City/State/Zip: Capatain Cook, HI 96704



SHAWNYNE GARREN, RECORDER

Mail Tax Statements to:

Name: Thomas Rosenbaum

Address: PO Box 571

City/State/Zip: Capatain Cook, HI 96704

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
Thomas Rosenbaum

 Printed Name

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

NEVADA QUITCLAIM DEED

This Deed, made the 10TH day of NOVEMBER, 2023 between STEVEN J ROSENBAUM (Grantor), with address at 3125 SALK STREET AUCK. party of the first part, and THOMAS C ROSENBAUM (Grantee), with address at PO Box 571, Capt Cook, HI. 96704 party of the second part: NZ. 1010

Witnesseth, that the party of the first part, in consideration of TEN 10.00 \$, lawful money of the United States, paid by the party of the second part, does hereby convey, remise, release, and quitclaim unto the party of the second part, and assigns forever, all its interest in the premises more particularly described as follows:

1402 HIGHWAY 395, GARDNERVILLE, NEVADA 89410

(Description of Property and Recital of Title)

together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, and assigns forever.

In witness whereof, the party of the first part has hereunto set its hand and seal the day and year first above written.

[Signature]

Grantor's Signature

Grantee's Signature

STEVEN J ROSENBAUM

Grantor's Name

Grantee's Name

In the presence of:

[Signature]
Witness's Signature

Witness's Signature



[Signature]
2-1-2023

Margaret Jarey
Witness's Name

To Nevada Out Claim Deed

Witness's Address

5/165 Tamaki Drive
Lehimeramara
Auckland
New Zealand

Witness's Name

Witness's Address

Acknowledgement Of Notary Public

~~State of Nevada~~

} ss

City / County of AUCKLAND, N.Z.

On this day personally appeared before me Steven James Hough, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are described in and who executed the foregoing instrument, and acknowledged that s/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and Notarial Seal, the 20th day of November, 2023.

J. E. Hough

NOTARY PUBLIC

NOTARY PUBLIC ~~issued for the State of Nevada~~

My commission expires (N/A)

I confirm that I am a Notary Public in New Zealand appointed for life under the British system. My appointment does not have an expiration date. My details as a Notary Public are lodged with the department of Internal Affairs in Wellington, New Zealand
©. C. E. Hough, Notary Public

J. E. Hough
Notary Public
Auckland
New Zealand

J. E. Hough
Notary Public
Auckland
New Zealand



A PARCEL OF LAND, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M. IN THE TOWN OF GARDNERVILLE, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33, PROCEED SOUTH 89°51'10" WEST 3,972.7 FEET, TO THE SIXTEENTH SECTION CORNER; CONTINUE THENCE ALONG THE SECTION LINE SOUTH 89°51'10" WEST 47.57 FEET AND NORTH 0°08'50" WEST 15.00 FEET, TO THE TRUE POINT OF BEGINNING, WHICH IS THE MOST SOUTHEASTERLY CORNER OF THE PARCEL AND IS ALSO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE, AND THE FORMER WESTERLY RIGHT-OF-WAY LINE MAIN STREET (US 395) BEING 30.00 FEET FROM THE HIGHWAY CENTER LINE; THENCE SOUTH 89°51'10" WEST 114.00 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE TO THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 45°13'05" WEST 51.00 FEET TO THE MOST WESTERLY CORNER OF THE PARCEL; THENCE NORTH 45°59'21" EAST 81.25 FEET TO THE FORMER RIGHT-OF-WAY LINE OF MAIN STREET (30 STREET FROM CENTERLINE). THENCE SOUTH 44°54' EAST 130.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING THREE STRIPS OF LAND ACQUIRED BY THE NEVADA STATE HIGHWAY DEPARTMENT FOR RIGHT-OF-WAY LYING ADJACENT TO THE SOUTHWESTERLY OF THE NORTHEASTERLY BOUNDARY OF THE PARCEL; FIRST, A STRIP 9.00 FEET IN WIDTH, EXTENDING FROM THE MOST NORTHERLY CORNER OF THE PARCEL, SOUTHEASTERLY FOR A DISTANCE OF 50.00 FEET; SECOND A STRIP 3.00 FEET IN WIDTH, EXTENDING FROM THE SOUTHERLY END OF THE FIRST STRIP, SOUTHEASTERLY FOR A DISTANCE OF 65 FEET; THIRD, A STRIP OF 10.00 FEET IN WIDTH, EXTENDING FROM THE SOUTHERLY END OF THE SECOND STRIP SOUTHEASTERLY FOR A DISTANCE OF 15.00 FEET.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 19, 1995 IN BOOK 195, PAGE 2458 AS INSTRUMENT NO. 354562 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

[Handwritten Signature]
1/15/95



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-33-401-052
 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: _____	

3. Total Value/Sales Price of Property: \$ 80000-
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 312-

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

5. Partial Interest: Percentage being transferred: 15 %

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 _____
 Signature Thomas Rosebaum Capacity BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steven J Rosenbaum
 Address: 3/25 Sale St.
 City: Auckland
 State: New Zealand Zip: 1010

Print Name: Thomas Rosebaum
 Address: PO-B 571
 City: CAPT COOK
 State: HI Zip: 96704

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

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