

APN: 1220-24-501-035

When Recorded, Send Tax Notice and Mail to:

Kami Power
1886 Sorrel Ln
Gardnerville, NV 89410



SHAWNYNE GARREN, RECORDER E06

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That without consideration, ANITA ACOSTA, an unmarried woman, as joint tenant with right of survivorship, does hereby remise, release, and forever quitclaim to KAMI POWER, an unmarried woman, as her sole and separate property, all of her rights, title and interest to the real property in the County of Douglas, State of Nevada described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Pursuant to NRS § 111.312, this legal description was previously recorded on August 12, 2022, as Document Number 2022-988340, in the Office Records of Douglas County.

Anita Acosta
ANITA ACOSTA

6/7/24
Date

NOTARY ACKNOWLEDGEMENT ON PAGE 2

STATE OF NEVADA)
COUNTY OF Douglas)s.
)

On June 7, 2024, before me, a notary public, personally appeared ANITA ACOSTA, proved to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.


Notary Public



COPY

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

BEING A PORTION OF LOT 21, AS SHOWN ON THE OFFICIAL MAP OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 14, 1965, AND TWICE AMENDED, AS DOCUMENT NO. 27706, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL B AS SHOWN ON THE PARCEL MAP FOR HELEN S. SHULER, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 19, 1977 IN BOOK 977 OF OFFICIAL RECORDS, AT PAGE 1065, AS DOCUMENT NO. 13096.

PARCEL 2:

A NON-EXCLUSIVE ACCESS EASEMENT ON, OVER AND ACROSS HELEN LANE AS SET FORTH ON PARCEL MAP FOR HELEN S. SHULER, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 19, 1977 IN BOOK 977 OF OFFICIAL RECORDS, AT PAGE 1065, AS DOCUMENT NO. 13096.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, rights, Rights of Way and Easements now of record.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-24-501-035
 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: *Reviewed Annulment*
Order - Exempt from RPT.

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 # 4 6
 b. Explain Reason for Exemption: A transfer of title without consideration from one joint tenant to one remaining joint tenant pursuant to annulment order.

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 Anita Acosta Capacity Seller

Signature Kami Power Capacity BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Anita Acosta
 Address: 1495 Douglas Ave.
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Kami Power
 Address: 1886 Sorrel Ln
 City: Gardnerville
 State: NV Zip: 89410

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

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