

APN: 1320-29-110-045

**Recording Requested By  
And When Recorded Mail To:**

Minden Lawyers, LLC  
P.O. Box 2860  
Minden, NV 89423

**Mail Tax Statements to:**

Greg Nimis  
11605 West Buck Mtn. Ct.  
Surprise, AZ 85378



00184430202410106050030030

SHAWNYNE GARREN, RECORDER

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH: That Concha Perea Nimis, a widow (“Grantor”), does hereby remise, release, and quitclaim to Concha Perea Nimis, a widow and Gregory Nimis, a single man, as joint tenants with rights of survivorship (“Grantees”), all of her right, title and interest in the following real property situated in Douglas County, Nevada:

Lot 426A, in Block C, as shown on that certain Record of Survey, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 17, 1998, in Book 698, as Page 3978 as Document No. 442226, Official Records being a Boundary Line Adjustment of the Final Map No. 1008-8 for WINHAVEN Unit No. 8, A PLANNED UNIT DEVELOPMENT, according to the map thereof, filed in the office of the County Reorder of Douglas Couty, State of Nevada, on September 11, 1997, in Book 997 at Page 2125, as Document No. 421412, of Official Records.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto

belonging or in anywise appertaining, and any reversions remainders, rents, issues or profits thereof.

***Pursuant to NRS §111.312, this legal description was previously recorded on January 27, 2023, as Document No. 2023-993471 in the Official Records of Douglas County.***

DATED this 29 day of July 2024

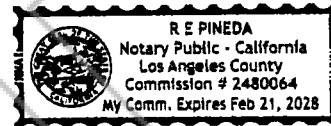
By: Concha Perea Nimis  
Concha Perea Nimis

STATE OF California  
COUNTY OF Los Angeles ) ss:

On the 29 day of July 2024, before me, a Notary Public personally appeared Concha Perea Nimis, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entities upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-29-110-045  
 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: \$ 675,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 675,000.00  
 Real Property Transfer Tax Due: \$ 2,632.50

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

5. Partial Interest: Percentage being transferred: 100 %

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 Concha Nimis Capacity \_\_\_\_\_ Seller

Signature Greg Nimis Capacity \_\_\_\_\_ Buyer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Concha Nimis  
 Address: 1782 Lantana Drive  
 City: Minden  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Greg Nimis  
 Address: 11605 West Buck Mt. Ct.  
 City: Suprise  
 State: AZ Zip: 85378

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

Print Name: Minden Lawyers, LLC Escrow # \_\_\_\_\_  
 Address: 1664 US Hwy 395 N, Suite 300  
 City: Minden State: NV Zip: 89423

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