

APN# 1022-18-001-006

Recording Requested by/Mail to:

Name: Anne Louise Bothwell

Address: P.O. Box 2263

City/State/Zip: Gardnerville, NV 89410

Mail Tax Statements to:

Name: Anne Louise Bothwell

Address: P.O. Box 2263

City/State/Zip: Gardnerville, NV 89410

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)

Anne Louise Bothwell
Signature

Anne Louise Bothwell
Printed Name

This document is being (re-)recorded to correct document # 280504, and is correcting The Legal Description

Parcel 1:

All that portion of the North half of Section 18, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Commencing at the Section corner common to Section 7, 12, 13 and 18 in said Township 10 North, Range 22 East, thence along the North line of said Section 18, North 86° 43' East a distance of 1,320 feet to the True Point of Commencement, at a point in the centerline of a 60 foot road easement (Selby Lane); thence from the True Point of Commencement, along said road centerline, South 03° 17' East, a distance of 660.00 feet to the intersection of said road centerline with the centerline of another 60 foot road easement (Penrod Lane) thence along said road centerline, North 86° 43' East, a distance of 660.00 feet; thence leaving said centerline, North 03° 17' West, a distance of 660.00 feet to a point on the North line of said Section 18, thence along said Section line, South 86° 43' West a distance of 660.00 feet to the True Point of Commencement.

Also being known as Parcel 3, Record of Survey filed October 10, 1969, Filing No. 45990, Douglas County Records.

Parcel 2:

A non-exclusive easement for road and utility purposes on and over all the 60 foot access and utility easements shown on that certain Record of Survey filed October 10, 1969, Filing No. 45990.

NOTE: The above metes and bounds description appeared previously in that certain document recorded March 19, 1984, in Book 384, Page 1717, as Instrument No. 098396 of Official Records.

Mailing
✓ P.O. BOX 2259-453
Minden, NV. 89423

R.P.T.T. \$ 9.10
 $\frac{1}{2}$ int. Less Liens

Taxes to remain the same

September 2, 1990

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged below, Stephen H. and Margaret A. West,

does, hereby remise, release and forever quitclaim to Jerry H. Guth, an unmarried man as his separate property, the eastern 50% portion of the following described property in the County of Douglas, State of Nevada,

All that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada, All that portion of the North half of Section 18, Township 10 North, Range 22 East, M.D.B. and M. described as follows:

Commencing at the Section corner common to Sections 7, 12, 13 and 18 in said Township 10 North, Range 22 East; thence along the North line of said Section 18, North 86 degrees 43' East, a distance of 1,320 feet to the TRUE POINT OF COMMENCEMENT, at a point in the Centerline of a 60 foot road easement (Selby Lane); thence from the True Point of East, a distance of 660.00 feet to the intersection of said road centerline with the centerline of another 60 foot road easement (Penrod Lane); thence along said centerline, North 03 degrees 17' West, a distance of 660.00 feet to a point on the North line of said Section 18; thence along said Section line, South 86 degrees 43' West, a distance of 660.00 feet to the True Point of Beginning.

Also known as Parcel 3, Record of Survey files October 10, 1969, filing No. 45990, Douglas County, Nevada.

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It is the intent of the grantor herein to divest a 50% interest, community or otherwise, in and to the herein described property, and to vest title in the herein named grantee that eastern portion as his sole and seperate property.

Both parties to this agreement reserve the option of first right of refusal to purchase this property in the event that one party decides to sell their portion of the property.

This agreement is based upon a valuable consideration as follows: Jerry H. Guth is assuming full liability and responsibility for the existing loan presently encumbering the above described property. The current balance owing on this property is \$16,673.99 as of 8,28,90. Payments are \$370.03 monthly. The lender on this property is Citibank, PO Box 2063, Oakland, CA. 94604-2063. Loan number 500004734.

Dated September 3rd., 1990

Stephen West
Stephen West

Margaret West
Margaret West



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
STEVE KEITH

My Appointment Expires May 9, 1994

Steve Keith

REQUESTED BY

Jerry Guth
OFFICIAL RECORDS OF
COUNTY OF CLARK, NEVADA

92 JUN -9 A9:19

SUZANNE BEAUMAU
RECORDER

6⁰⁰ PAID Bh DEPUTY

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COPY

Certified Copy

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Douglas County, State of Nevada. Per NRS 239B.030, the SSN may be redacted, but in no way affects the legality of the document.

Witnessed my hand this 31st

day of July 2024

By: John D. Stwall
Deputy Recorder

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1022-18-001-006
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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$ _____
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$0.00
d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 375.090, Section: 3
b. Explain reason for exemption: Re-Recording doc 280504 to correct legal description

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: [Signature] Capacity: Agent
Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Stephen H. and MARGaret A. West
Address: 3256 Penrod Lane
City: Gardnerville
State: NV Zip: 89410

Print Name: Jerry H. Guth
Address: 3256 Penrod Lane
City: Gardnerville
State: NV Zip: 89410

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

First American Title Insurance
Print Name: Company File Number: 143-2675000 et/ MH
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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