

APN: 1420-07-117-035

Mail Tax Statements To:  
When Recorded Mail To:

Jose Antonio Garcia and  
Irene Garcia, Trustees  
The Garcia Family Revocable Living  
Trust Dated September 13, 2024  
853 Valley Vista Drive  
Carson City, Nevada 89705

### QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,

**Jose A. Garcia and Irene Garcia**

do hereby RELEASE AND FOREVER QUITCLAIM to

**Jose Antonio Garcia and Irene Garcia, Trustees of  
The Garcia Family Revocable Living Trust Dated September 13, 2024**

all the right, title and interest of the undersigned in and to real property located at 853 Valley Vista Drive, Carson City, Nevada 89705, in the County of Douglas, State of Nevada, and legally described as follows:


**See Exhibit A for Legal Description**

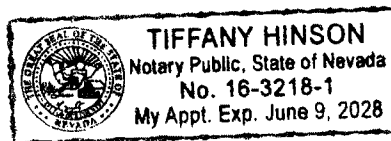
  
\_\_\_\_\_  
**Jose A. Garcia**

  
\_\_\_\_\_  
**Irene Garcia**

STATE OF NEVADA      )  
  )ss.  
COUNTY OF CLARK      )

On the 13 day of September, 2024, personally appeared before me, a Notary Public in and for said County and State, **Jose A. Garcia and Irene Garcia**, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC



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**Exhibit A for Legal Description**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA,  
COUNTY OF DOUGLAS DESCRIBED AS FOLLOWS:

LOT H3, AS SHOWN ON THE FINAL MAP #97-1007-6 OF VALLEY VISTA ESTATES,  
PHASE 5 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER,  
STATE OF NEVADA, ON SEPTEMBER 24, 2001, IN BOOK 901, AT PAGE 5362, AS  
DOCUMENT NO. 523333, OFFICIAL RECORDS.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-07-117-035
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: 9/16/24 Trust Ok~A.B.  
 Notes: \_\_\_\_\_

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 Date of
- g)  Agricultural      h)  Mobile Home Notes:
- Other \_\_\_\_\_

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 7
- b. Explain Reason for Exemption: Transfer to or from a Trust without consideration

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 \_\_\_\_\_ Capacity Attorney

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

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: **Jose A. Garcia and Irene Garcia**

Address: 853 Valley Vista Drive  
 City: Carson City  
 State: Nevada 89705

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: **Jose Antonio Garcia and Irene Garcia, Trustees of The Garcia Family Revocable Living Trust Dated September 13, 2024**

Address: 853 Valley Vista Drive  
 City: Carson City  
 State: Nevada 89705

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

Print Name: CASSADY LAW OFFICES      Escrow #: \_\_\_\_\_  
 Address: 10799 W. Twain Avenue  
 City: Las Vegas      State: NV      Zip: 89135