DOUGLAS COUNTY, NV

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CASSADY LAW OFFICES

SHAWNYNE GARREN, RECORDER

E07

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

)ss.

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

STATE OF NEVADA

COUNTY OF CLARK

Irene Garcia

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.

JOTARY PUBLIC

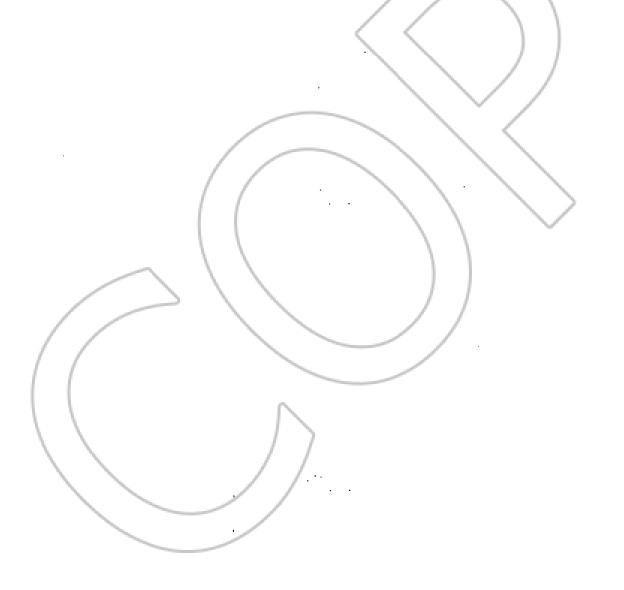
TIFFANY HINSON
Notary Public, State of Nevada
No. 16-3218-1
My Appt. Exp. June 9, 2028

APN: 1420-07-117-035

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.



1. Assessor Parcel Number(s) a) 1420-07-117-035 b) 2. Type of Property: a) □ Vacant Land b) ØSingle Fam. Res. c) □ Condo/Twnhse d) □ 2-4 Plex c) □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of go □ Apt. Bidg f) □ Comm*I/Ind*1 Date of Recording: 9/16/24 Trust Ok-A B. 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 S	STATE OF NEVADA DECLARATION OF VALUE FORM		
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b) c) d) 2. Type of Property: a) □Vacant Land b) □Single Fam. Res. c) □ Condo/Twnhse d) □ 2-4 Plex e) □ Apt. Bidg f) □ Comm'I/Ind'I Date of gook: □ Apt. Bidg f) □ Comm'I/Ind'I Date of gook: □ 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: □00 % 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 Capacity Capacity Address: 853 Valley Vista Drive 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 Address: 10799 W. Twain Ayenue			/\
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b. Explain Reason for Exemption:		/_	/ /
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