DOUGLAS COUNTY, NV Rec:\$40.00 Total:\$40.00

2024-1012439 09/19/2024 11:04 AM

SCOTT MICHAELS

Pgs=4

APN: 1219-03-002-023

Affix R.P.T.T. \$

WHEN RECORDED MAIL TO and MAIL TAXY
STATEMENT TO: SCOTT MICHULS

JULYA VISTACT.

GARANER VILLE, NV. 89460

SHAWNYNE GARREN, RECORDER

E06

## QUIT CLAIM DEED

9/19/1074	N.
By this instrument datedfor a valuable consideration,	
That Scott K. Michaels will Remove and release all	
liabilities from Molly Michaels fremunies) Molly Abrell at the cost of 0.00 dollars, This reciete is hereby acknowledges	/
the cost of 0.00 dollars, This reciete is hereby acknowledges	/
does Grant and Convey Sole property ownership to Scott	Λ
Michaels, all the real property in the County of Douglas, State o	+
do(es) hereby REMISE, RELEASE, and FOREVER QUITCLAIM to	A
Scott K. Michaels Scott K. Michaels	
the following described real property in the State of Nevada, County of	
See Exhibit A" Molly Abreu	
Grantor	

STATE OF NEVADA )	^
) ss. COUNTY OF Duglas )	
On September 19, 2024 personally appeared before me, a Notary Public,	
personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed this instrument for the purposes therein contained.	
Condy Cathry alotta Notary Public	EMILY CATHRYN ALOTTA NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 10-05-27 Certificate No: 24-8001-03
My commission expires: 10 105 10007	
	\/ /
	/



## **EXHIBIT "A"**

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

A parcel of land, located in Southwest 1/4 of the Southwest 1/4 of Section 3, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada more particularly described as follows;

Commencing at the Southwest corner of said Section 3, proceed North 0°12'19", 875.70 feet along the section line, and North 89°57' East, 284.33 feet, to the True Point of Beginning. Said point of beginning being the Southeast corner of the parcel of land described in the deed to KEITH ERWIN SCHUMACHER, et ex, recorded December 20, 1972, Book 1272, Page 520, File No. 63398, Official Records; thence North 14°06'26" East, 184.63 feet; thence Northeasterly along the Southerly boundary of the cul-de-sac of a public road, around a non-tangent curve to the left, having a beginning tangent bearing of East, a radius of 45 feet, a central angle of 40°32'57" a length of 31.85 feet, and an end tangent of North 49°27'01" East; thence South 74°17'54" East, 216.05 feet, along the Southerly boundary of a fifty foot wide public road; thence, continuing Southeasterly along said public road, boundary, around a tangent curve to the right, having a radius of 20.00 feet, a central angle of 85°07'54" and a length of 29.72 feet; thence Southerly along the Westerly boundary of fifty foot wide public road, unofficially known as "Sierra Shadows Drive", around a tangent curve to the left, having a central angle of 22°40'34" a radius of 275 feet, and a length of 108.84 feet to the Southeast corner of the parcel; thence South 89°57' West, 247.42 feet, to the Point of Beginning.

Note: Legal description previously contained in Document No. 815376, recorded December 31, 2012 in Book 1212, Page 8043, Official Records of Douglas County, State of Nevada.



## STATE OF NEVADA FOR RECORDERS OPTIONAL USE ONLY **DECLARATION OF VALUE** Document/Instrument#: Book: Page: \_\_\_ 1. Assessor Parcel Number (s) 2 - 023 Date of Recording: Notes: (c) \_\_\_\_\_ (d) \_\_\_\_\_ 2. Type of Property: b) Single Fam Res. a) Vacant Land c) Condo/Twnhse 2-4 Plex e) Apt. Bldg. f) Comm'l/Ind'i g) Agricultural h) Mobile Home I) 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: \_ b. Explain Reason for Exemption: \_\_\_\_\_ 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 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 NR\$ 3/5.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Capacity ( Signature \_\_ Capacity Signature **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION Print Name:** Address: Address: A City: City: State: State: COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER) Escrow# Print Name: Address:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

City:

\_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_