

TAX PARCEL #:

005-720-11

FILED FOR RECORD AT REQUEST OF:

PEDRO ROMULO GARCIA / CONCUR : EMMA

Z SABIDO

WHEN RECORDED RETURN TO:

MARIESTEL O VON VOIGT / ROBERT S VON

VOIGT

16350 Misty Hill Drive, Chino Hills, CA 91709,

USA

EUREKA COUNTY, NV  
LAND-QTD  
Rec:\$37.00  
Total:\$37.00

2021-244620  
04/05/2021 11:36 AM

Pgs=6

PEDRO ROMULO GARCIA



00012026202102446200060065

LISA HOEHNE, CLERK RECORDER E05

## Quitclaim Deed

For and in consideration of \$1.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PEDRO R GARCIA married, of 5903 TERRACE DRIVE, LOS ANGELES, CA 90042, (the "Grantor"), conveys, as well as quitclaim, unto MARIESTEL O VON VOIGT, of 16350 MISTY HILL DRIVE, CHINO HILLS, CA. 90042 and ROBERT S VON VOIGT, of 16350 Misty Hill Drive, Chino Hills, CA 91709, USA, a married couple, (collectively the "Grantee"), the following described real estate (the "Premises"), situated in the County of EUREKA, Nevada, together with all after acquired title of the Grantor in the Premises:

T29N,R52E SEC 31 N2S2SE4.

Being all or part of the same property described in the County Register's Deed Book 75, Page 446.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED: March 9, 2024

Signed in the presence of:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

  
\_\_\_\_\_  
PEDRO R GARCIA



## Grantor Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

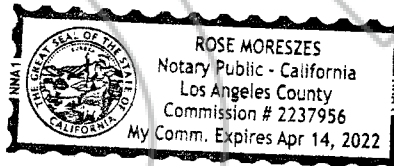
On this 4 day of March, 2021, before me, Rose Moreszes, Notary Public personally appeared PEDRO R GARCIA, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public

Rose Moreszes  
(print name)



**Spousal Acknowledgement**

I, EMMA Z SABIDO of 5903 Terrace Drive, Los Angeles, CA 90042, USA, spouse of PEDRO R GARCIA , in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: *Esabido*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On this 4<sup>th</sup> day of March, 2021, before me, Rose Moreszes, Notary Public personally appeared EMMA Z SABIDO, who 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 he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Rm*  
Notary Public  
Rose Moreszes  
(print name)



Send Subsequent Tax Bills to:  
MARIESTEL O VON VOIGT /  
ROBERT S VON VOIGT, 16350  
Misty Hill Drive, Chino Hills, CA  
91709, USA

Drafted By:  
MARIESTEL O VON VOIGT

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-720-11  
 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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 5983  
 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 5  
 b. Explain Reason for Exemption: father to daughter

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: PEDRO R. GARCIA  
 Address: 5903 TERRACE DR  
 City: LOS ANGELES  
 State: CA Zip: 90042

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: MARIESTEL O. VON VOIGT  
 Address: 16350 MISTY HILL DR  
 City: CHINO HILLS  
 State: CA Zip: 91709

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_