

This Document Was Prepared by:
Mark + Bernadette Martinelli

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

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04/08/2025 03:57 PM
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MARK & BERNADETTE MARITNELLI



00022615202502544050040047 E05
KATHERINE J. BOWLING, CLERK RECORDER

After Recording Please Return to:
Dominic Martinelli
5047 Connecticut Drive #1
Sacramento, CA 95841

Reserved for Recording Purposes Only

NEVADA QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 14th day of March, 2025, by
Mark + Bernadette Martinelli whose address is
816 Dover Ct. El Dorado Hills, CA 95702 hereinafter called the "Grantor(s)", to
Dominic Martinelli, whose address is
5047 Connecticut Drive #1 hereinafter called the "Grantee(s)":
Sacramento, CA 95841

Witnesseth: That the Grantor, for and in consideration of the sum of \$600
(\$600) and other valuable considerations, receipt whereof is hereby
acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto
the Grantee(s), all that certain land situated in Eureka County, Nevada, described as
follows (enter legal description of property):

Lot 2, Block 10, Crescent Valley Ranch + Farms Unit 4
APN # 3-045-02

Also known as street name and number: _____



Mark Martinelli

Grantor

Mark Martinelli

Printed Name

816 Dover Ct. El Dorado Hills

Address (City, State, and ZIP) CA 95762

(650) 804-8655

Phone Number

Bernadette Martinelli

Grantor

Bernadette Martinelli

Printed Name

816 Dover Ct. El Dorado Hills CA 95762

Address (City, State, and ZIP)

(650) 804-8755

Phone Number

IN WITNESS THEREOF,

Witness

Printed Name

Address (City, State, and ZIP)

Phone Number

[Can be signed by either Witness or Notary Public – per NRS 111.115]

CALIFORNIA
STATE OF ~~NEVADA~~)

COUNTY OF SACRAMENTO ss:

The foregoing instrument was acknowledged before me, JUSTUS UCHÉ DURU, a
notary public in and for the state of CALIFORNIA by MARK MARTINELLI AND on
the 14th day of MARCH, 2025. BERNADETTE MARTINELLI

Justus Uche Duru

NOTARY PUBLIC

My commission expires 04-16-2025

[NOTARY SEAL]

SEE ATTACHMENT

Justus Uche Duru
3/14/2025



CALIFORNIA ALL-PURPOSE 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 SACRAMENTO)

On 03-14-2025 before me, CLETUS UCHE DURU, NOTARY PUBLIC
DATE INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

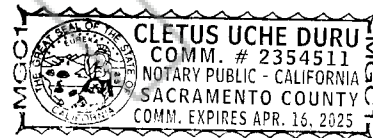
personally appeared, MARK MARTINELLI AND
BERNADETTE MARTINELLI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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] (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

| RIGHT THUMBPRINT |
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| RIGHT THUMBPRINT |
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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-095-02
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

\$ 3,245.00

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: 1st lineage related persons: mother and father to son

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 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 Mark W. Martinelli

Capacity Father

Signature Bernadette Martinelli

Capacity Mother

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

Print Name: Mark & Bernadette Martinelli

Address: 816 Dover Ct.

City: El Dorado Hills

State: CA Zip: 95762

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

Print Name: Dominic Martinelli

Address: 5097 Cornelia Dr.

City: Sacramento

State: CA Zip: 95841

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

Print Name: _____

Escrow #: _____

Address: _____

City: _____

State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED