

16

DOUGLAS COUNTY, NV **2014-850612**
RPTT:\$1062.75 Rec:\$16.00
Total:\$1,078.75 **10/09/2014 04:05 PM**
MATUSKA LAW OFFICES Pgs=4

APN: 1320-29-117-055

Recording Requested by and
When Recorded, Mail to:

✓ Michael L. Matuska, Esq.
MATUSKA LAW OFFICES, LTD.
937 Mica Drive, Suite 16-A
Carson City, NV 89705



KAREN ELLISON, RECORDER

I, the undersigned, hereby affirm that this document
submitted for recording does not contain the Social
Security number of any person or persons.
(Per NRS 239B.030)

Michael L. Matuska, Esq.


QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, receipt of
which is hereby acknowledged, WINHAVEN GARDENS HOMEOWNERS
ASSOCIATION, does hereby remise, release, and quitclaim to WELLS FARGO BANK,
N.A., all that real property commonly known as 1760 Fox Glove Court, Minden, State of
Nevada, and more particularly described as:

See legal description attached hereto and incorporated herein by this reference.

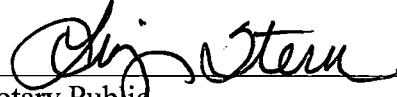
Together with all tenements, hereditaments and appurtenances, including easements
and water rights, if any, thereto belonging or appertaining, and any reversions, remainders,
rents, issues, or profits thereof.

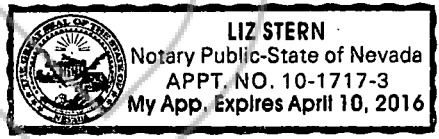
Dated this 29th day of September 2014.


Bruce Palmer, President

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On September 29, 2014, before me, a notary public, personally appeared, BRUCE PALMER, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument.


Notary Public



LEGAL DESCRIPTION

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

UNIT 163, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 5, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 10, 1994 IN BOOK 294 OF OFFICIAL RECORDS AT PAGE 1845, AS DOCUMENT NO. 329790

TOGETHER, with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

APN 1320-29-117-055

I:\Client Files\HOAs\Winhaven Gardens HOA\Collections\Duenas\Quitclaim 2 WFB\Quitclaim Winhaven 2 WFB.doc

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-29-117-055
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$	_____
Transfer Tax Value:	\$	<u>272,322.48</u>
Real Property Transfer Tax Due:	\$	<u>1,062.75</u> <i>ar</i>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

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 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 Attorney for Association
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Winhaven Gardens HOA
 Address: 3246 N. Carson Street
 City: Carson City
 State: NV Zip: 89706

(REQUIRED)
 Print Name: Wells Fargo Bank, N.A.
 Address: 8480 Stagecoach Circle
 City: Frederick
 State: MD Zip: 21701

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Matuska Law Offices, Ltd. Escrow # _____
 Address: 937 Mica Drive, Suite 16-A
 City: Carson City State: NV Zip: 89705