

DOUGLAS COUNTY, NV

2014-853763

RPTT:\$0.00 Rec:\$16.00

12/04/2014 03:27 PM

\$16.00 Pgs=3

VANTAGE POINT TITLE

KAREN ELLISON, RECORDER

E05

AFTER RECORDING RETURN TO:
VANTAGE POINT TITLE
28100 US 19 NORTH, SUITE 200
CLEARWATER, FL 33761
File No. NV

MAIL TAX STATEMENTS TO:
CURTIS TODD MONTGOMERY
1150 BUCKBRUSH ROAD
MINDEN, NV 89423

Tax ID No.: 1420-29-610-004

QUIT CLAIM DEED

THIS DEED made and entered into on this 19th day of November, 2014, by and between **RUTH EVA MONTGOMERY, SPOUSE OF THE GRANTEE HEREIN**, a mailing address of 1150 BUCKBRUSH ROAD, MINDEN, NV 89423, hereinafter referred to as Grantor(s) and **CURTIS TODD MONTGOMERY, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY**, a mailing address of 1150 BUCKBRUSH ROAD, MINDEN, NV 89423, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DOUGLAS County, NEVADA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1150 BUCKBRUSH ROAD, MINDEN, NV 89423

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.


Prior instrument reference: DOCUMENT NUMBER 0645337, Recorded: 05/26/2005

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 1420-29-610-004

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


RUTH EVA MONTGOMERY

STATE OF Nevada
COUNTY OF Douglas

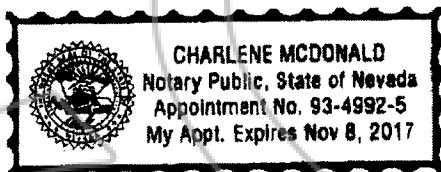
On November 19, 2014, before me, the undersigned, a notary public in and for said State personally appeared RUTH EVA MONTGOMERY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC SIGNATURE

Charlene McDonald
Printed Name of Notary Public

My commission expires: 11-08-17



**EXHIBIT A
LEGAL DESCRIPTION**

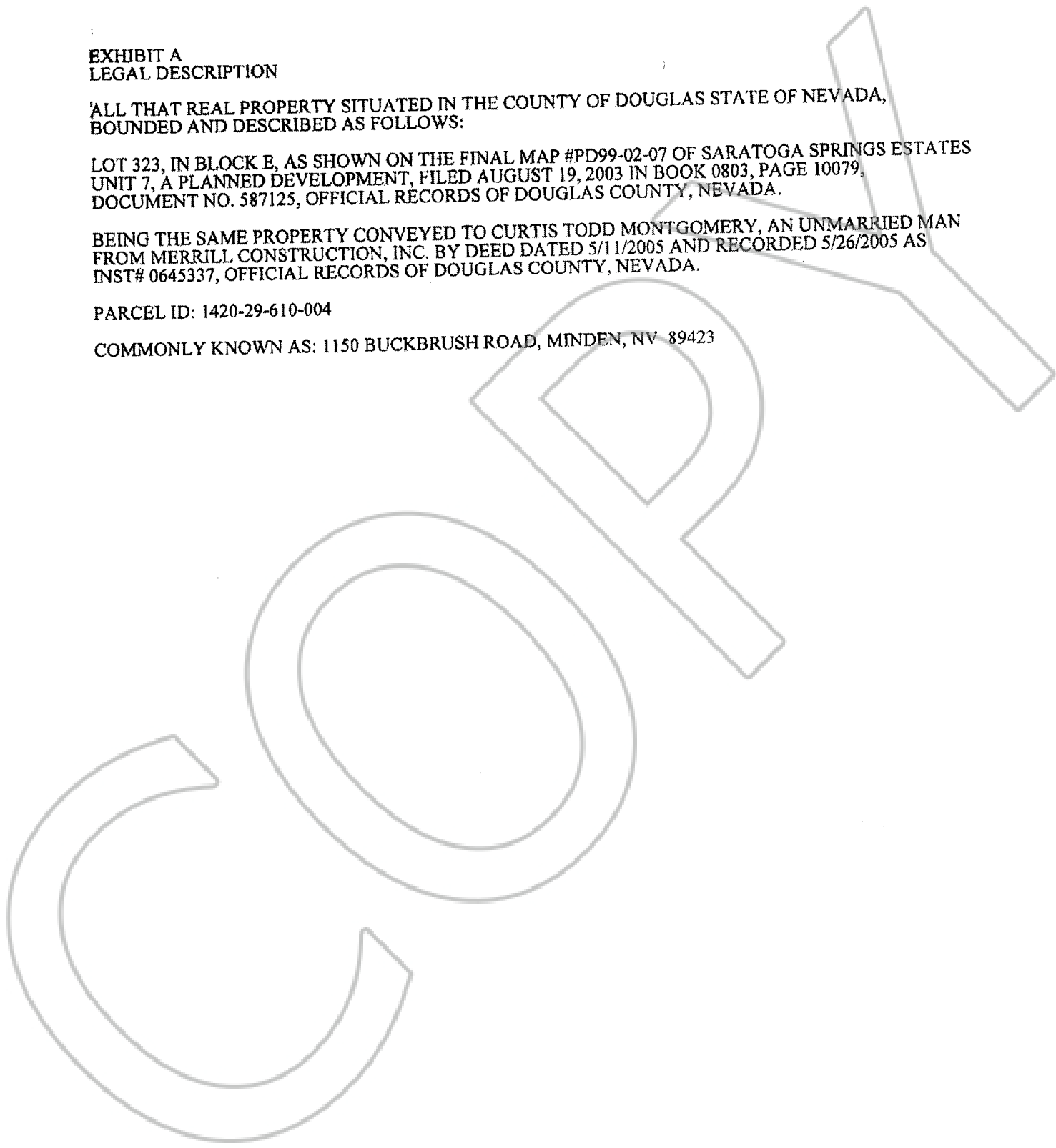
**ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS STATE OF NEVADA,
BOUNDED AND DESCRIBED AS FOLLOWS:**

**LOT 323, IN BLOCK E, AS SHOWN ON THE FINAL MAP #PD99-02-07 OF SARATOGA SPRINGS ESTATES
UNIT 7, A PLANNED DEVELOPMENT, FILED AUGUST 19, 2003 IN BOOK 0803, PAGE 10079,
DOCUMENT NO. 587125, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**BEING THE SAME PROPERTY CONVEYED TO CURTIS TODD MONTGOMERY, AN UNMARRIED MAN
FROM MERRILL CONSTRUCTION, INC. BY DEED DATED 5/11/2005 AND RECORDED 5/26/2005 AS
INST# 0645337, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

PARCEL ID: 1420-29-610-004

COMMONLY KNOWN AS: 1150 BUCKBRUSH ROAD, MINDEN, NV 89423



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-29-610-004
 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 \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer between spouses for NO / ZERO Consideration

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 Ruth Eva Montgomery Capacity Grantor

Signature Curtis Todd Montgomery Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ruth Eva Montgomery
 Address: 1150 Buckbrush Road
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Curtis Todd Montgomery, a married man as his sole and separate property
 Address: 1150 Buckbrush Road
 City: Minden
 State: NV Zip: 89423

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

Print Name: Vantage Point Title, Inc Escrow #: NV167298
 Address: 28100 US Hwy 19 North, Ste 200
 City: Clearwater State: FL Zip: 33761