

Assessor's Parcel Number: 1318-26-401-024

Recording Requested By:

Name: Real Advantage LLC.

Address: 1000 Commence Drive

City/State/Zip Pittsburgh PA 15275

Real Property Transfer Tax:

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$16.00
\$16.00 Pgs=3
REAL ADVANTAGE LLC
KAREN ELLISON, RECORDER
2015-859483
03/31/2015 02:15 PM
E03

\$ _____

Quitclaim Deed.

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

PARCEL IDENTIFICATION NUMBER: 1318-26-101-024

Commitment Number: 15NL06149

After Recording, Return To:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

SEND TAX STATEMENTS/BILLS TO:

Erik Watada and Shantell Dawn Copsy
112 Hawthorne Way, Stateline, NV 89449

QUITCLAIM DEED

Exempt from tax on transfer of real property. NRS 375.090 (3)

Erik Watada and Shantell Dawn Copsy FKA Shantell Watada, formerly Husband and Wife, now both divorced and not remarried, hereinafter grantors, whose tax-mailing address is **112 Hawthorne Way, Stateline, NV 89449**, for \$0.00 (Zero Dollars) in consideration paid, grant and quitclaim to **Erik Watada and Shantell Dawn Copsy**, both unmarried as Joint Tenants hereinafter grantees, whose tax mailing address is **112 Hawthorne Way, Stateline, NV 89449**, the following real property:

A parcel of land situated and lying wholly within a portion of the Northeast 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B. and M., more particularly described as follows: Commencing at a point on the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B. and M., which bears North 89° 46'00" West, a distance of 819.00 feet from the Quarter corner between said Sections 23 and 26; thence South 0° 08' 00" West, a distance of 878.37 feet to the true point of beginning; said point further described as the Southeasterly corner of parcel of land conveyed to John J. Tingley, et ux, in Deed recorded April 20, 1970 in Book 75, Page 162, Document No. 47840, Official Records; thence continuing South 0° 08'00" West, a distance of 87.83 feet to a point; said point being the Southeasterly corner of the parcel of land conveyed to Jack Hadwin, by Quitclaim Deed recorded February 17, 1969 in Book 65, Page 186, Document No. 43742, Official Records; thence North 89° 42' 00" West, a distance of 163.80 feet to a point; said point being the Southwesterly corner of the

parcel of land conveyed to Jack Hadwin; thence North 0° 08' 00" East, a distance of 463.80 feet to the point of beginning. NOTE: The above metes and bounds description appeared previously in the certain document recorded January 21, 1999, in Book 199, Page 3982, as Instrument No. 459209.

Being the same property conveyed to Erik Watada and Shantell Watada by deed dated 10/27/2008 and recorded 10/30/2008 as Document No. 732207 in the Official Records of Douglas County, Nevada.

APN: 1318-26-101-024 More Commonly Known As: 112 Hawthorne Way, Stateline, NV 89449
Property Address is: 112 Hawthorne Way, Stateline, NV 89449

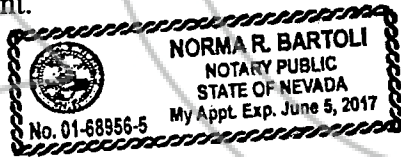
Executed by the undersigned on MARCH 23, 2015:



Erik Watada


Shantell Dawn Copsy FKA Shantell
Watada

STATE OF NV
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 23, 2015 by **Erik Watada** and **Shantell Dawn Copsy FKA Shantell Watada** who are personally known to me or have produced No Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a. 1318-26-101-024
 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/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) (0)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 03
 b. Explain Reason for Exemption: Deed is Changing Marital Status and Title holder's Last Name without 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 [Signature] Capacity: AGENT

Signature _____ Capacity: AGENT

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Feik Watada + Shantell Watada
 Address: 112 Hawthorne way
 City: Stakelme
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Feik Watada + Shantell Dawn Copsy
 Address: 112 Hawthorne way
 City: Stakelme
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: REAL ADVANTAGE Escrow # U51047
 Address: 1000 COMMERCE DR. STE 520
 City: PITTSBURGH State: PA Zip: 15275