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KAREN ELLISON, RECORDER

E06

Affix R.P.T.T. \$ -0- Exemption No. -6-

A.P.N.: 1320-33-716-050

**RECORDING REQUESTED BY AND MAIL
DOCUMENT AND TAX STATEMENTS TO:**

Christopher D. Buchanan

1353 Guinness Way

Gardnerville, NV 89410

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THIS INDENTURE, made and entered into this 14th day of October, 2015, by and between

Paula M. Buchanan, an unmarried woman, as Grantor, party of the first part, that for the consideration hereinafter expressed, for value received, receipt of which is hereby acknowledged, but without monetary consideration, the Grantor does hereby bargain, sell, release, remise, quit claim and forever convey to **Christopher D. Buchanan, an unmarried man**, as Grantee, party of the second part, all right, title and interest in and to the following bounded and described real property situated and being in the County of **Douglas**, State of **Nevada**, to wit:

Lot 50, Block C, as set forth on Final Subdivision Map Number 1006-8 for Chichester Estates, Phase 8, filed in the Office of the County Recorder of Douglas County, Nevada and recorded June 12, 2001 in Book 0601, Page 2589, as Document Number 516199.

BY THE EXECUTION HEREOF, THE UNDERSIGNED HEREBY RELINQUISHES ANY AND ALL RIGHT, TITLE OR INTEREST SHE MAY HAVE, INCLUDING, BUT NOT LIMITED TO COMMUNITY OR OTHERWISE AND/OR HOMESTEAD INTEREST IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AND AGREES TO VEST TITLE IN: CHRISTOPHER D. BUCHANAN, AN UNMARRIED MAN.

Property Address: 1353 Guinness Way, Gardnerville, Nevada 89410

SUBJECT TO:

1. Taxes for the fiscal year.
2. Right of ways, reservations, restrictions, easements and conditions of record or actually existing on said property.

TO HAVE AND TO HOLD: The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, said party of the second part, its heirs, successors and assigns in fee simple forever.

[SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON NEXT PAGE]

THE CONSIDERATION for this conveyance is zero dollars (\$0.00) and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged. That said Quit Claim Deed is intended to be and is an absolute conveyance of fee simple title to said property to the Grantee named herein and was not and is not now intended as a mortgage, trust conveyance or security of any kind. This conveyance is not subject to reassessment.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, I have hereunto set my hand on this 14th day of October, 2015.

GRANTOR:

Paula M. Buchanan
_____ **PAULA M. BUCHANAN**

ACKNOWLEDGMENT

STATE OF MONTANA)

)ss

COUNTY OF FLATHEAD)

On 10/14/15, 2015, before me, Joseph M. Juneman, Notary Public, personally appeared **PAULA M. BUCHANAN**, 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 signatures(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 Montana that the foregoing paragraph is true and correct.

(seal)

WITNESS my hand and official seal.

Joseph M. Juneman
_____ **NOTARY PUBLIC**

My commission expires: 10/21/17

	JOSEPH M JUNEMAN
	NOTARY PUBLIC for the State of Montana Residing at Kalispell, MT My Commission Expires October 21, 2017

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-33-716-050
 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
 i) Other _____

FOR RECORDERS 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 # 6
 b. Explain Reason for Exemption: A transfer of title between former spouses in compliance with a decree of divorce.

5. Partial Interest: Percentage being transferred: 100.0 %

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 Paula M. Buchanan Capacity _____ Grantor

Signature Christopher D. Buchanan Capacity _____ Grantee

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

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

Print Name: Paula M. Buchanan
 Address: 8635 W. Sahara Ave., #619
 City: Las Vegas,
 State: NV Zip: 89117

Print Name: Christopher D. Buchanan
 Address: 1353 Guinness Way
 City: Gardnerville,
 State: NV Zip: 89410

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____