

DOUGLAS COUNTY, NV

2016-876693

RPTT:\$0.00 Rec:\$16.00

02/12/2016 08:51 AM

\$16.00 Pgs=3

INDECOMM GLOBAL SERVICES

KAREN ELLISON, RECORDER

E06

When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

APN: 1318-24-711-004  
When Recorded Mail To:  
Brian Michael Rippet  
569 Ansaldo Acres Drive  
Stateline, NV 89449

Mail Tax Statements To:  
Brian Michael Rippet  
569 Ansaldo Acres Drive  
Stateline, NV 89449

R.P.T.T. \$ -0-

### QUITCLAIM DEED

**THIS INDENTURE WITNESSETH:** that **BRIAN MICHAEL RIPPET AND AMY DOREEN HOPE WHO ACQUIRED TITLE AS HUSBAND AND WIFE, AS JOINT TENANTS**, for valuable consideration paid, the receipt of which is hereby acknowledged, do hereby **REMISE, RELEASE, and FOREVER QUITCLAIM** to **BRIAN MICHAEL RIPPET, AN UNMARRIED MAN**, all that real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

LOT 4, OF ANSALDO ACRES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 26, 1959, AS DOCUMENT NO. 15143.

PARCEL ID #1318-24-711-004

COMMONLY KNOWN AS 569 ANSALDO ACRES DRIVE, STATELINE, NV 89449

THIS BEING THE SAME PROPERTY CONVEYED TO BRIAN MICHAEL RIPPET AND AMY DOREEN HOPE, HUSBAND AND WIFE, AS JOINT TENANTS FROM JOHN P. DUIGNAN AND VICTORIA L. DUIGNAN, HUSBAND AND WIFE IN A DEED DATED JUNE 28, 1999 AND RECORDED JULY 19, 1999 IN BOOK 0799 PAGE 3195.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

WITNESS our hands this 20 day of January, 2016.

Brian Michael Rippet  
BRIAN MICHAEL RIPPET

STATE OF NEVADA  
COUNTY OF Douglas

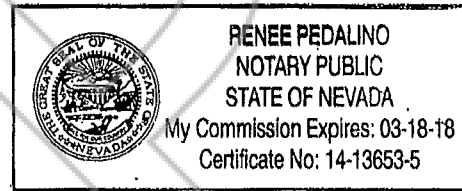
On this 20<sup>th</sup> day of January, 2016, personally appeared before me, a Notary Public in and for said County and State, Brian M. Rippet who acknowledged that he/she/they executed the above instrument, as his/her/their free act and deed.

WITNESS my hand and official seal.

Renee Pedalino

Notary Public in and for said  
County and State

My Commission Expires: 3-18-18



WITNESS our hands this 20 day of January, 2016

Amy Doreen Hope  
AMY DOREEN HOPE

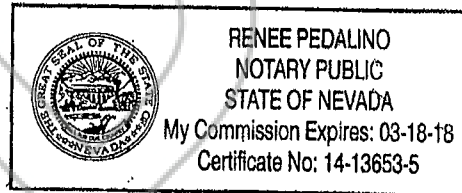
STATE OF NEVADA  
COUNTY OF Douglas

On this 20<sup>th</sup> day of January, 2016, personally appeared before me, a Notary Public in and for said County and State, Amy D. Hope who acknowledged that he/she/they executed the above instrument, as his/her/their free act and deed.

WITNESS my hand and official seal.

Renee Pedalino

Notary Public in and for said  
County and State  
My Commission Expires: 3-18-18



\*U05689862\*  
7421 2/1/2016 80212577/1

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-24-711-004  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

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                 |
| <input type="checkbox"/> Other _____     |   |

**FOR RECORDER'S 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) ( \_\_\_\_\_ )  
 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 06  
 b. Explain Reason for Exemption: TRANSFER IN COMPLIANCE WITH DIVORCE

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: Brian Michael Rippet  
 Signature: \_\_\_\_\_

Capacity: Set for Grantor/Grantee  
 Capacity: \_\_\_\_\_

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

Print Name: Brian Michael Rippet/Amy Doreen  
 Address: 569 Ansaldo Acres Drive  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Brian Michael Rippet  
 Address: 569 Ansaldo Acres Drive  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY REQUESTION RECORDING**

Print Name: Linear Title & Closing  
 Address: 127 John Clarke Road  
 City: Middletown

Escrow #: CPW-481009  
 State: RI Zip: 02842