

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

2016-887219

09/07/2016 08:40 AM

E03

**APN:** 141912511003

**R.P.T.T.:** \$0.00

Exempt: (3)

**Recording Requested By:**

James F. Baumann  
3578 Cherokee Drive  
Carson City, NV 89705

**After Recording Mail To:**

James F. Baumann, et al  
3578 Cherokee Drive  
Carson City, NV 89705

**Send Subsequent Tax Bills To:**

James F. Baumann, et al  
3578 Cherokee Drive  
Carson City, NV 89705

062188868-3637298

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **James F. Baumann, who acquired title incorrectly as James F. Bauman and Tamara L. Baumann, who acquired title incorrectly as Tamara L. Bauman, husband and wife as joint tenants**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **James F. Baumann and Tamara L. Baumann, husband and wife as joint tenants with right of survivorship and not as tenants in common**, whose address is 3578 Cherokee Drive, Carson City, Nevada 89705,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.


MORE commonly known as: **3578 Cherokee Drive, Carson City, Nevada 89705**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

(Attached to and becoming a part of Quitclaim Deed dated: 8-30-16  
between James F. Baumann, who acquired title incorrectly as James F. Bauman and  
Tamara L. Baumann, who acquired title incorrectly as Tamara L. Bauman, husband and  
wife as joint tenants, as Seller(s) and James F. Baumann and Tamara L. Baumann,  
husband and wife as joint tenants with right of survivorship and not as tenants in  
common, as Purchaser(s).)

WITNESS my/our hands, this 30 day of August, 2016.


  
James F. Baumann

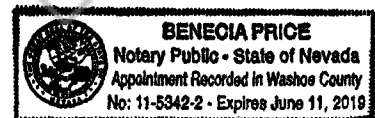
  
Tamara L. Baumann

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) ss

This instrument was acknowledged before me, this 30<sup>th</sup> day of AUGUST,  
2016, by **James F. Baumann and Tamara L. Baumann.**

**NOTARY STAMP/SEAL**

  
Notary Public Benicia Price  
NOTARY PUBLIC  
Title and Rank  
My Commission Expires: 6/11/2019

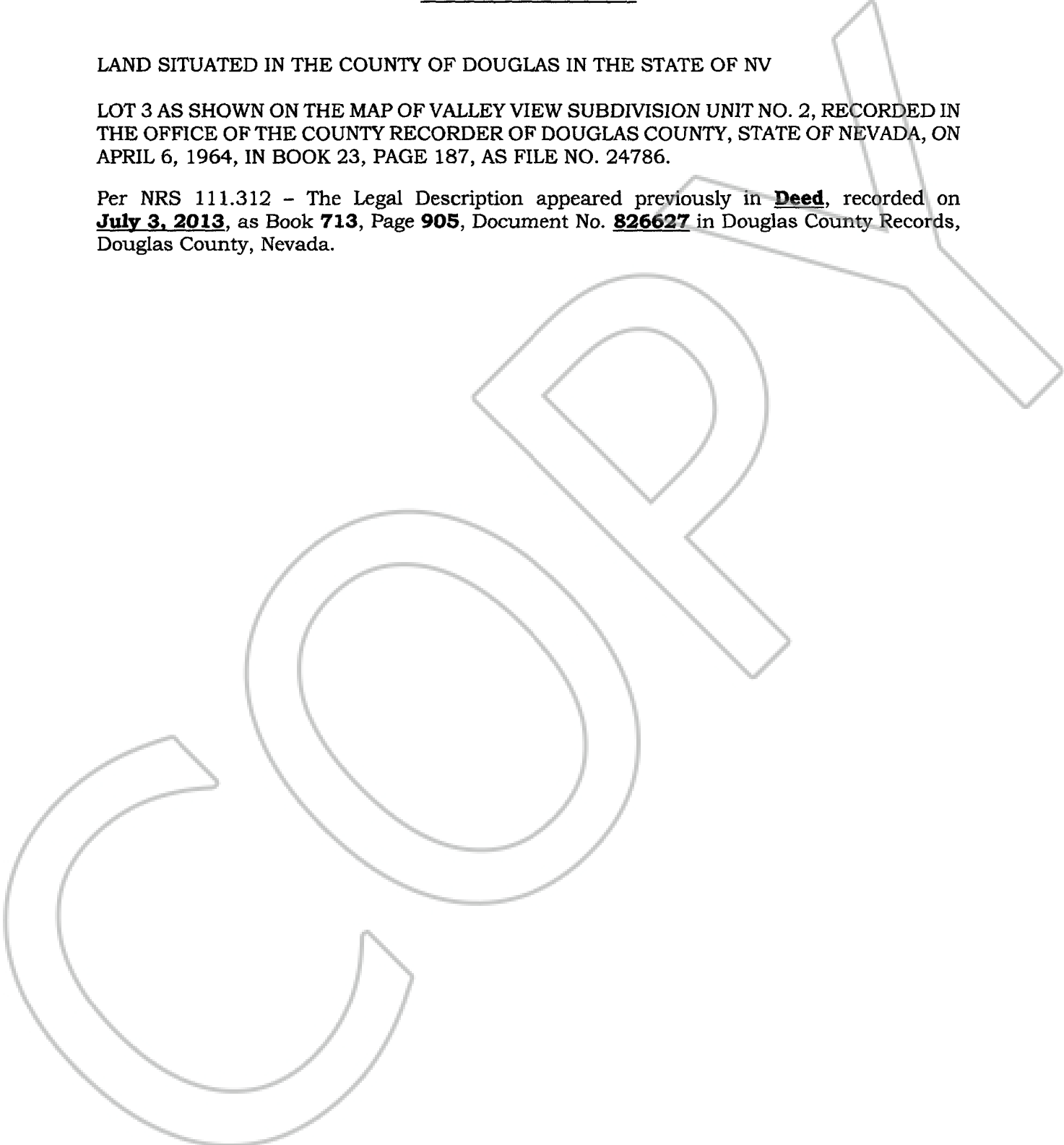


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

LOT 3 AS SHOWN ON THE MAP OF VALLEY VIEW SUBDIVISION UNIT NO. 2, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 6, 1964, IN BOOK 23, PAGE 187, AS FILE NO. 24786.

Per NRS 111.312 - The Legal Description appeared previously in Deed, recorded on **July 3, 2013**, as Book **713**, Page **905**, Document No. **826627** in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 141912511003  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a) \_\_\_ Vacant Land                      b)  Single Fam. Res.  
 c) \_\_\_ Condo/Townhouse              d) \_\_\_ 2-4 Plex  
 e) \_\_\_ Apt. Bldg                        f) \_\_\_ Comm'l/Ind'l  
 g) \_\_\_ Agricultural                    h) \_\_\_ Mobile Home  
 \_\_\_ Other: \_\_\_\_\_

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

3. Total Value /Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: **A transfer of title recognizing the true status of ownership of the real property: Correcting the spelling of name.**

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: GRANTOR

Signature: [Signature] Capacity: GRANTEE

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

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

Print Name: **James F. Baumann**  
 Address: **3578 Cherokee Drive**  
 City: **Carson City**  
 State: **Nevada**                      Zip: **89705**

Print Name: **James F. Baumann**  
 Address: **3578 Cherokee Drive**  
 City: **Carson City**  
 State: **Nevada**                      Zip: **89705**

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

Print Name: **Title Source Inc.**  
 Address: **662 Woodward Avenue**  
 City, State, Zip: **Detroit, Michigan 48226**

Escrow #: 62188868

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)