

DOUGLAS COUNTY, NV

2016-890123

RPTT:\$497.25 Rec:\$17.00

\$514.25 Pgs=4

11/04/2016 01:30 PM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

APN: 122016710068

R.P.T.T.: \$497.25

Recording Requested By:

Christine J. Bashaw-Pearson
1340 Muir Drive
Gardnerville, NV 89460

After Recording Mail To:

Christine J. Bashaw-Pearson
1340 Muir Drive
Gardnerville, NV 89460

Send Subsequent Tax Bills To:

Christine J. Bashaw-Pearson
1340 Muir Drive
Gardnerville, NV 89460

62336342 - 3726618①

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Michael G. Bashaw, a married man, and joined by his spouse Dorthy Bashaw and Christine J. Bashaw-Pearson, formerly known as Christine Bashaw, a married woman, and joined by her spouse Richard Allan Walters Jr., both who acquired title without marital status, as tenants in common, FOR GOOD AND VALUABLE CONSIDERATION**, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Christine J. Bashaw-Pearson, a married woman**, whose address is 1340 Muir Drive, Gardnerville, Nevada 89460,

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: **1340 Muir Drive, Gardnerville, Nevada 89460**

Pursuant to divorce dated January 7, 2010 in Douglas County under Case No. 09-DI-0551.

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 October 6, 2016, between Michael G. Bashaw, a married man and joined by his spouse Dorothy Bashaw and Christine J. Bashaw-Walters, formerly known as Christine Bashaw, a married woman, and joined by her spouse Richard Allen Walters, Jr., both who acquired title without marital status, as tenants in common, as Seller(s) and Christine J. Bashaw-Pearson, a married woman, as Purchaser(s).)

WITNESS my/our hands, this ^{page} 6th day of October, 2016.

Michael G. Bashaw
Michael G. Bashaw

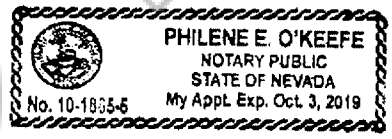
Dorothy Bashaw
Dorothy Bashaw

STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me, this 6th day of October, 2016 by **Michael G. Bashaw and Dorothy Bashaw.**

NOTARY STAMP/SEAL

Philene E. O'Keefe
Notary Public
Notary Public
Title and Rank
My Commission Expires 10/3/19



(Attached to and becoming a part of Quitclaim Deed dated October 6, 2016, between Michael G. Bashaw, a married man and joined by his spouse Dorothy Bashaw and Christine J. Bashaw-Walters, formerly known as Christine Bashaw, a married woman, and joined by her spouse Richard Allan Walters, Jr., both who acquired title without marital status, as tenants in common, as Seller(s) and Christine J. Bashaw-Pearson, a married woman, as Purchaser(s).)

WITNESS my/our hands, this 25th day of October, 2016.

Christine J. Bashaw-Pearson
Christine J. Bashaw-Pearson, f/k/a
Christine Bashaw

Richard A. Walters Jr.
Richard Allan Walters Jr.

STATE OF NEVADA)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me, this 25th day of October, 2016 by Christine J. Bashaw-Pearson, f/k/a Christine Bashaw and Richard Allan Walters Jr.

NOTARY STAMP/SEAL

Philene E. O'Keefe
Notary Public
Notary Public
Title and Rank
My Commission Expires 10/3/2019

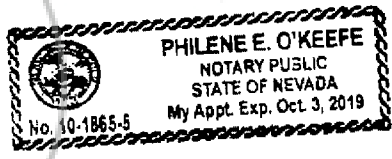


EXHIBIT "A"
LEGAL DESCRIPTION

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

LOT 10, BLOCK D, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON
APRIL 10, 1967, AS DOCUMENT NO. 35914.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **November**
15, 2010, as Document No. **0773874** in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 122016710068
 b) _____
 c) _____
 d) _____

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

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

3. Total Value /Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 127,500.00
 Real Property Transfer Tax Due: \$ 497.25

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section N/A
 b. Explain Reason for Exemption: N/A

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: Michael G. Bashaw Capacity: Grantor
 Signature: Christine J. Bashaw-Pearson Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Michael G. Bashaw**
 Address: **1455 Kathy Way**
 City: **Gardnerville**
 State: **Nevada** Zip: **89460**

Print Name: **Christine J. Bashaw-Pearson**
 Address: **1340 Muir Drive**
 City: **Gardnerville**
 State: **Nevada** Zip: **89460**

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

Print Name: **Title Source, Inc.**
 Address: **622 Woodward Avenue**
 City, State, Zip: **Detroit, Michigan 48226**

Escrow #: **62336342**

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