

PARCEL IDENTIFICATION NUMBER: 102218002038

Commitment Number: OS3300-17003750

After Recording, Send To:

Title 365
345 Rouser Rd, Ste. 300
Coraopolis, PA 15108

SEND TAX STATEMENTS/BILLS TO:

Steven Cook and Carolyn Cook
3239 Highland Way, Gardnerville, NV 89410

QUITCLAIM DEED

Exempt: Section NRS 375.090(3): corrective/confirmatory deed

Steven Cook who acquired title as Steve Cook and Carolyn Cook, husband and wife, hereinafter grantors, whose tax-mailing address is 3239 Highland Way, Gardnerville, NV 89410, for \$ 0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to Steven Cook and Carolyn Cook, husband and wife, as joint tenants, hereinafter grantees, whose tax mailing address is 3239 Highland Way, Gardnerville, NV 89410, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Gardnerville, County of Douglas, State of NV, and is described as follows: Lot 25, in Block A, of Holbrook Highlands, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on March 22, 1978, in the Book 378, Page 1422, as Document No. 18825.

Being the same property conveyed from Julie C. Dawson and Gray N. Dawson, wife and husband as joint tenants to Steve Cook and Carolyn Cook, husband and wife, as joint tenants by deed dated November 27, 2006 and recorded November 28, 2006 in Instrument No. 0689546 in Book 1106 Page 9399, of Official Records.

APN: 102218002038

Property Address is: 3239 Highland Way, Gardnerville, NV 89410

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **0689546**

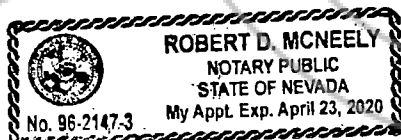
Executed by the undersigned on 10 Mar, 2017:

Steven Cook who acquired title as Steve Cook
Steven Cook who acquired title as
Steve Cook

Carolyn Cook
Carolyn Cook

STATE OF NEVADA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on MARCH 10, 2017 by **Steven Cook who acquired title as Steve Cook and Carolyn Cook** who are personally known to me or have produced DRIVER 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.



Robert D. McNeely
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. 102218002038
 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: SG - Vesting correction to name;
same party - Prior Doc 689546

3. a. Total Value/Sales Price of Property \$ 392,688.00
 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 3
 b. Explain Reason for Exemption: to recognize true status of ownership

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 Carolyn Cook Capacity: grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Steve Cook and Carolyn Cook
 Address: 3239 Highland Way, Gardnerville, NV 89410
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Steven Cook and Carolyn Cook
 Address: 3239 Highland Way, Gardnerville, NV 89410
 City: _____
 State: _____ Zip: _____

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

Print Name: Title 365
 Address: 345 Rouser Rd, Ste. 300
 City: Coraopolis

Escrow # 05 3200 - 17003750
 State: PA Zip: 15108