



KAREN ELLISON, RECORDER E05

PREPARED BY:
E. Allison James
1194 Sierra Vista Dr.
Gardnerville, NV 89460

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
Carlee R. Anderson
1315 Castle Lane
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Carlee R. Anderson
1315 Castle Lane
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED made and entered into on the 2nd day of June, 2017, between E. Allison Cole James, a married person as her sole & separate property, whose address is 1194 Sierra Vista Dr, Gardnerville, Nevada 89460 ("Grantor"), and Carlee R. Anderson, a married person, as her sole & separate property, whose address is 1315 Castle Lane, Gardnerville, Nevada 89410 ("Grantee").

WITNESSETH, that the said first party, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the second party, the receipt and sufficiency of which is hereby acknowledged, it is the express intent of the Grantor, being the Daughter of the Grantee, to hereby Remise, Release, AND FOREVER Quitclaim to Grantee, her Mother, all the right, title, interest and claim which the said first party has in and to that certain real property situated in the County of Douglas, state of Nevada, described as follows:

Lot 55 as shown on the official map of KINGSLANE UNIT NO.2, filed in the Office of the County Recorder on December 26, 1971 in Book 94, Page 517, Document No. 55958, Official Records of Douglas County. Together with all singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Method of obtaining description: Found on Previously Recorded Deed

Being the same property conveyed in the County Register's General Warranty Deed, Book 2014-851883, Page 14.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: #1220-04-112-031

IN WITNESS WHEREOF the Grantor has executed this deed on the 2nd day of June, 2017.

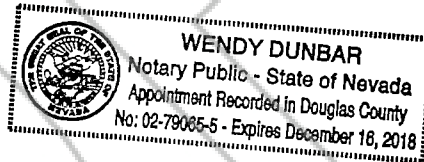
06/02/2017
Date

E. Allison Cole James
E. Allison Cole James, Grantor

State of Nevada
County of Douglas

This instrument was acknowledged before me on the 2 day of June, 2017 by E. Allison Cole James

[Signature]
Notary Public Signature
Notary Public
Title or Rank



IN WITNESS WHEREOF the Grantee has executed this deed on the 2nd day of June, 2017.

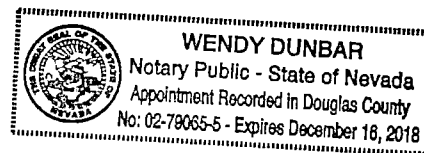
06/02/2017
Date

Carlee R. Anderson
Carlee R. Anderson, Grantee

State of Nevada
County of Douglas

This instrument was acknowledged before me on the 2 day of June, 2017 by Carlee R. Anderson

[Signature]
Notary Public Signature
Notary Public
Title or Rank



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-04-112-031
 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: \$ _____
 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 # 5
 b. Explain Reason for Exemption: Daughter deeding to Mother, no consideration

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 Carlee R. Anderson Capacity _____ Grantee

Signature E. Allison James Capacity _____ Grantor

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

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

Print Name: E. Allison Cole James
 Address: 1194 Sierra Vista Dr
 City: Gardnerville
 State: Nevada Zip: 89460

Print Name: Carlee R. Anderson
 Address: 1315 Castle Lane
 City: Gardnerville
 State: NV Zip: 89410

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

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