

DOUGLAS COUNTY, NV

2017-901660

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

07/20/2017 12:47 PM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

APN: 142028210026

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

Exempt: (7)

Recording Requested By:

Nancy B. Larsen
1272 Santa Fe Court
Minden, NV 89423

After Recording Mail To:

Nancy B. Larsen
1272 Santa Fe Court
Minden, NV 89423

Send Subsequent Tax Bills To:

Nancy B. Larsen
1272 Santa Fe Court
Minden, NV 89423

②
43375828 - 4112878

3381427420

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Nancy B. Larsen, surviving Trustee of the 2011 Larsen Family Trust dated January 7, 2011**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Nancy B. Larsen, an unmarried woman**, whose address is 1272 Santa Fe Court, Minden, Nevada 89423,

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: **1272 Santa Fe Court, Minden, Nevada 89423**

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.

July 12, 2017

(Attached to and becoming a part of Quitclaim Deed dated between Nancy B. Larsen, surviving Trustee of the 2011 Larsen Family Trust dated January 7, 2011, as Seller(s) and Nancy B. Larsen, an unmarried woman, as Purchaser(s).)

WITNESS my/our hands, this 12 day of July, 2017.

Nancy B. Larsen, Surviving Trustee
Nancy B. Larsen, Surviving Trustee

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss

This instrument was acknowledged before me, this 12th day of JULY, 2017, by Nancy B. Larsen, Surviving Trustee.

NOTARY STAMP/SEAL

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

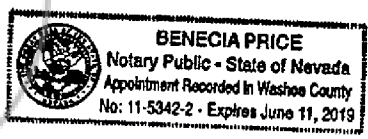


EXHIBIT "A"
LEGAL DESCRIPTION

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

LOT 32, OF SARATOGA SPRINGS ESTATES, UNIT #2, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 23, 1994, IN BOOK 594, PAGE 3894, AS DOCUMENT # 338088 AND AMENDED BY DOCUMENT RECORDED JULY 8, 1994, IN BOOK 794, PAGE 1165, AS DOCUMENT #341498, OFFICIAL RECORDS.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **November 9, 2012**, as Document No. **0812670** in Douglas County Records, Douglas County, Nevada.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Trust OK BC

1. Assessor Parcel Number(s)
 a) 142028210026
 b) _____
 c) _____
 d) _____

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

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfers without consideration from a trust

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: Nancy B. Larsen, Surviving Trustee Capacity: Grantor
 Signature: Nancy B. Larsen Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **2011 Larsen Family Trust**
 Address: **1272 Santa Fe Court**
 City: **Minden**
 State: **Nevada** Zip: **89423**

Print Name: **Nancy B. Larsen**
 Address: **1272 Santa Fe Court**
 City: **Minden**
 State: **Nevada** Zip: **89423**

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 #: 63375828

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