

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: _____

Prepared by: Jennifer Montante Vigneri, Esq. – Nevada Bar No.: 11846
Require Real Estate Solutions, LLC
5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462

Return to:
Vantage Point Title, 25400 US Hwy 19 North, Suite 135, Clearwater, FL 33763

Reference Number: NV476741

Mail Tax Statement to: Gregg Albert Gemmet and Karen McBournie Gemmet
790 Mustang Lane, Gardnerville, NV 89410

Tax No.: 1220-24-501-014

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

That I, GREGG A. GEMMET also known as GREGG ALBERT GEMMET, now married, and joined by his wife, KAREN MCBOURNIE GEMMET, the undersigned (herein referred to as Grantor, whether one or more), do by these presents, hereby RELEASE, REMISE AND FOREVER QUITCLAIM unto GREGG ALBERT GEMMET and KAREN MCBOURNIE GEMMET, husband and wife, as joint tenants, (herein referred to collectively as Grantee), all right, title and interest in that certain property situated in the City/Town of Gardnerville, County of Douglas, State of Nevada, to-wit:

**See attached Exhibit A, Legal Description
incorporated herein by reference and made a part hereof.**

Being that same property conveyed to Gregg A. Gemmet, an unmarried man by that certain Grant, Bargain and Sale Deed from Norman Dale Saylor, Successor Trustee of The Jack A.J. Saylor Living Trust dated September 25, 2006, deed dated April 11, 2009 and recorded May 12, 2009 in Document No. 743008 in the Recorder's Office for Douglas County, Nevada.

SUBJECT TO: 1. Current taxes and other assessments:
2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

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

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Commonly known as: 790 Mustang Lane, Gardnerville, NV 89410

This deed is exempt from the Affidavit and Fee Requirement under N.R.S. §375.090(5).

WITNESS, Grantor's hand, this the 23 day of August, 2018.

Gregg A Gemmet AKA

Gregg Albert Gemmet

GREGG A. GEMMET also known as
GREGG ALBERT GEMMET

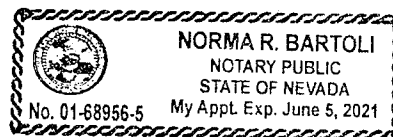
ACKNOWLEDGMENT

STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that GREGG A. GEMMET also known as GREGG ALBERT GEMMET has acknowledged the same before me in the County and State aforesaid, on this 23 day of

August, 2018.

Norma R. Bartoli
Notary Public Norma R. Bartoli
My Commission Expires: 6/5/21



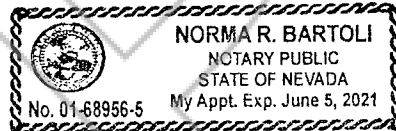
Karen McBournie Gemmet
KAREN MCBOURNIE GEMMET

ACKNOWLEDGMENT

STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KAREN MCBOURNIE GEMMET has acknowledged the same before me in the County and State aforesaid, on this 23 day of August, 2018.

Norma R. Bartoli
Notary Public Norma R. Bartoli
My Commission Expires: 6/5/21



ACCEPTANCE OF JOINT TENANCY

We the undersigned do hereby accept ownership of this property as Joint Tenants with Right of Survivorship and do so indicate our acceptance by our signatures undersigned.

Gregg A. Gemmet
GREGG A. GEMMET

Karen McBournie Gemmet
KAREN MCBOURNIE GEMMET

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A portion of the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B & M., Douglas County, State of Nevada, more particularly described as follows:

Parcel D-1 as set forth on that Parcel Map for Garry Den Heyer and Carol June Den Heyer, recorded March 11, 1989, in Book 389, Page 1681, as Document No. 198078 of Official Records, Douglas County, Nevada.

Being that same property conveyed to Gregg A. Gemmet, an unmarried man by that certain Grant, Bargain and Sale Deed from Norman Dale Saylor, Successor Trustee of The Jack A.J. Saylor Living Trust dated September 25, 2006, deed dated April 11, 2009 and recorded May 12, 2009 in Document No. 743008 in the Recorder's Office for Douglas County, Nevada.

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Parcel ID: 1220-24-501-014

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-24-501-014
 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
 e) Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
NOTES: _____	

3. Total Value/Sales Price of Property \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Between husband and wife with zero consideration.

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 Gregg A Gemmet aka Gregg Albert Gemmet Capacity: Grantor
 Signature Karen McBournie Gemmet Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: GREGG A. GEMMET aka GREGG ALBERT GEMMET and KAREN MCBOURNIE GEMMET
 Address: 790 Mustang Lane
 City: Gardnerville
 State: NV ZIP: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: GREGG ALBERT GEMMET and KAREN MCBOURNIE GEMMET
 Address: 790 Mustang Lane
 City: Gardnerville
 State: NV ZIP: 89410

COMPANY/PERSON REQUESTING RECORDING (required if no seller of buyer)
 Print Name: Vantage Point Title, Inc. Escrow #: _____
 Address: 25400 US Hwy 19 N, Ste 135
 City: Clearwater State: Florida ZIP: 33763