



KAREN ELLISON, RECORDER

E05

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 1220-21-510-044

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

NEVADA QUIT CLAIM DEED

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

Douglas Roderick

RETURN TO: Name Douglas Roderick  
Address 1955 Comstock Drive  
City/State/Zip Gardnerville, Nevada

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name Douglas Roderick  
Address 1955 Comstock Drive  
City/State/Zip Gardnerville, Nevada 89410

This page provides additional information required by NRS 111.312 Sections 1-2.  
An additional recording fee of \$1.00 will apply.  
To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

Prepared By

Name: Douglas Roderick

Address: ~~XXXXXXXXXXXXXXXXXXXX~~  
1955 COMSTOCK DRIVE

State: Nevada Zip Code: 89410

After Recording Return To

Name: Douglas Roderick

Address: 1955 Comstock Drive  
1955 COMSTOCK DRIVE

State: Nevada Zip Code: 89410

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

STATE OF NEVADA

COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of  
TEN DOLLARS ( \$ 10.00 ) in hand paid to DOUGLAS  
and S. JO ANN RODERICK residing at, 1955 COMSTOCK GARDNERVILLE

County of DOUGLAS , City of GARDNERVILLE , State of NEVADA  
(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to  
MICHAEL JOHN RODERICK, a SINGLE MAN , residing at 1955 COMSTOCK DRIVE

County of DOUGLAS , City of GARDNERVILLE , State of NEVADA  
(hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to  
the following described real estate, situated in the County of DOUGLAS, NEVADA to- wit:  
PARCEL # 1220-21-510-044 Location: 1382 KIMMERLINGROAD GARDNERVILLE, NEVADA  
89410 *See EXHIBIT A*

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 for the said first party, either in law or equity, to the  
only proper use, benefit and behoov of the said second party forever.

Douglas R. Roderick  
Grantor's Signature

Douglas R. Roderick  
Grantor's Name

1955 Comstock Drive  
Address

Gardnerville, NV. 89410  
City, State & Zip

Scottie Jo Ann Roderick  
Grantor's Signature

Scottie Jo Ann Roderick  
Grantor's Name

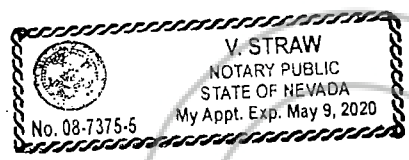
1955 Comstock DR  
Address

Gardnerville, NV 89410  
City, State & Zip

STATE OF NEVADA)  
County of Douglas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas R Roderick and Scottie Jo Ann Roderick whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23<sup>rd</sup> day of May, 2019



Notary Public  
[Signature]  
My Commission Expires: 5/9/2020

EXHIBIT A

DOUGLAS COUNTY, NV      **2018-914890**  
RPTT:\$1170.00 Rec:\$35.00  
\$1,205.00    Pgs=3      **05/31/2018 12:27 PM**  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.:            1220-21-510-044  
File No:          143-2543750 (mk)  
R.P.T.T.:        \$1,170.00

When Recorded Mail To: Mail Tax Statements To:  
Douglas Ray Roderick and S. Joann Roderick  
61 Giorgi Lane  
Yerington, NV 89447

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Elaine M. Candelieri, Successor Trustees of the Candelieri Family Trust dated May 8, 1996

do(es) hereby *GRANT, BARGAIN and SELL* to

Michael John Roderick, an unmarried man and Douglas Ray Roderick and S. Joann Roderick, Trustees of the Douglas Ray and S. Joann Roderick Living Trust dated May 1, 1995

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

**LOT 108, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD ON MAY 29, 1973, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 66512, AND ON RECORD OF SURVEY RECORDED OCTOBER 1, 1982, IN BOOK 1082, OF OFFICIAL RECORDS AT PAGE 006, AS DOCUMENT NO. 71399.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/11/2018

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-21-510-044  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input type="checkbox"/> Single Fam. Res.    |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input checked="" type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l        |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home         |
| <input type="checkbox"/> Other           |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section # K5  
 b. Explain Reason for Exemption: Transfer from parents to ~~sister~~ SON

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 Douglas R Roderick Capacity: GRANTOR  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Douglas and Scootchie Roderick  
 Address: 1955 Comstock Drive  
 City: Gardnerville  
 State: Nevada Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael John Roderick  
 Address: 1955 Comstock Drive  
 City: Gardnerville  
 State: Nevada Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED