



APN: 1220-24-601-007

RECORDING REQUESTED BY:

Maria C. Phelan
P.O. Box 763
Gardnerville, NV 89410

KAREN ELLISON, RECORDER E05

AFTER RECORDATION, RETURN BY MAIL TO:

Maria C. Phelan
P.O. Box 763
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 14 day of June, 2019, by first party, Grantors, MARIA C. PHELAN, a widow, and DENISE LESSARD, an unmarried woman, whose post office address is P.O. Box 763, Gardnerville, NV 89410, to second party, Grantees, MARIA C. PHELAN, a widow, DENISE LESSARD, an unmarried woman, LORENA PHELAN, a single woman, and JOHNATHAN LESSARD, a single man, all as joint tenants with right of survivorship, whose post office address is P.O. Box 763, Gardnerville, NV 89410.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Maria C. Phelan
Maria C. Phelan

Denise Phelan
Denise Phelan AKA Denise Lessard
Denise Lessard

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 14 day of June, 2019, by Maria C. Phelan and Denise Phelan.

Jodi O. Stovall
Notary Public

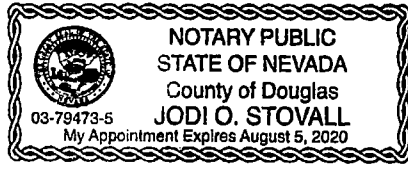


EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that portion, lot, piece or parcel of land located in the NE 1/4' of the Section 24, T. 12 N., M.D.B.&M., Douglas County, State of Nevada, and more particularly described as follows:

Commencing at the West 1/4 corner, of said Section 24; thence East along the centerline of Arabian Lane, 3,795.00 feet to the Southwest corner of that certain parcel of land conveyed to Andrew T. McCarthy and wife in Deed recorded April 23, 1974, in Book 474, Page 585, as Document No. 72838 of Official Records; thence North along the West line and its Northerly prolongation thereof; the McCarthy land, a distance of 847.00 feet to a point; thence continuing North a distance of 226 feet to the true point of beginning; thence East 245 feet to a point; thence North 251 feet to a point being the centerline of Sorrel Lane; thence; West along the centerline of Sorrel Lane a distance of 215 feet to a point; thence South a distance of 251 feet to the true point of beginning.

Reserving therefrom: an access and public utilities easement over the Westerly 50 feet of the above described property.

Said land more fully shown as Parcel No. 1 on that certain parcel map Recorded for Floyd Lane Holdeman, et ux, on December 15, 1978, in Book 1278 of Official Records at Page 902, Douglas County, Nevada, as Document No. 28264.

Per NRS 111.312, this legal description was previously recorded at Document No. 0507162, Book 0101, Page 3692, on January 22, 2001.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-24-601-007
 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: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: Mother and adding daughter and grandson to deed without consideration

5. Partial Interest: Percentage being transferred: _____ %

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 Denise Lessard Capacity _____ Grantor

Signature Maria C. Phelan Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Maria C. Phelan & Denise Lessard
 Address: P.O. Box 763
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Maria Phelan, Denise Lessard, Lorena Phelan & Johnathan Lessard
 Address: P.O. Box 763
 City: Gardnerville
 State: NV Zip: 89410

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

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

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