

DOUGLAS COUNTY, NV

2019-930430

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

06/17/2019 08:34 AM

CLOSING USA

KAREN ELLISON, RECORDER

E03

APN: 1420-34-201-024

AFTER RECORDING RETURN TO:

Closing USA, LLC

7665 Omnitech Pl.

Victor, NY 14564

File No. CL190023773LD

MAIL TAX STATEMENTS TO:

Gregory N. Liddicoat and Kathleen Gonzales

2724 Gordon Ave

Minden, NV 89423

Tax ID No.: 1420-34-201-024

QUIT CLAIM DEED

THIS DEED made and entered into on this 5 day of JUNE, 2019, by and between **Gregory N. Liddicoat and Kathleen Gonzales, who erroneously acquired title as Kathleen Gonzales Liddicoat, husband and wife, as joint tenants**, a mailing address of 2724 Gordon Ave, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Gregory N. Liddicoat and Kathleen Gonzales, husband and wife, as joint tenants with right of survivorship**, a mailing address of 2724 Gordon Ave, Minden, NV 89423, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2724 Gordon Ave, Minden, NV 89423

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Book 1202, Page 05524, Recorded: 12/13/2002

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Gregory N. Liddicoat
Gregory N. Liddicoat

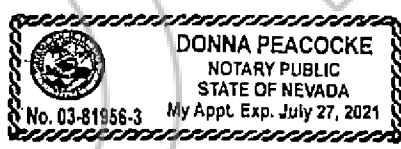
Kathleen Gonzales
Kathleen Gonzales

Gregory N. Liddicoat
who erroneously acquired title as Kathleen Gonzales Liddicoat

STATE OF *Nevada*
COUNTY OF *Douglas*

On *06-05-2019*, before me, the undersigned, a notary public in and for said State personally appeared Gregory N. Liddicoat and Kathleen Gonzales, who erroneously acquired title as Kathleen Gonzales Liddicoat, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Donna Peacocke
NOTARY PUBLIC SIGNATURE



Donna Peacocke
Printed Name of Notary Public

My commission expires: *7-27-21*

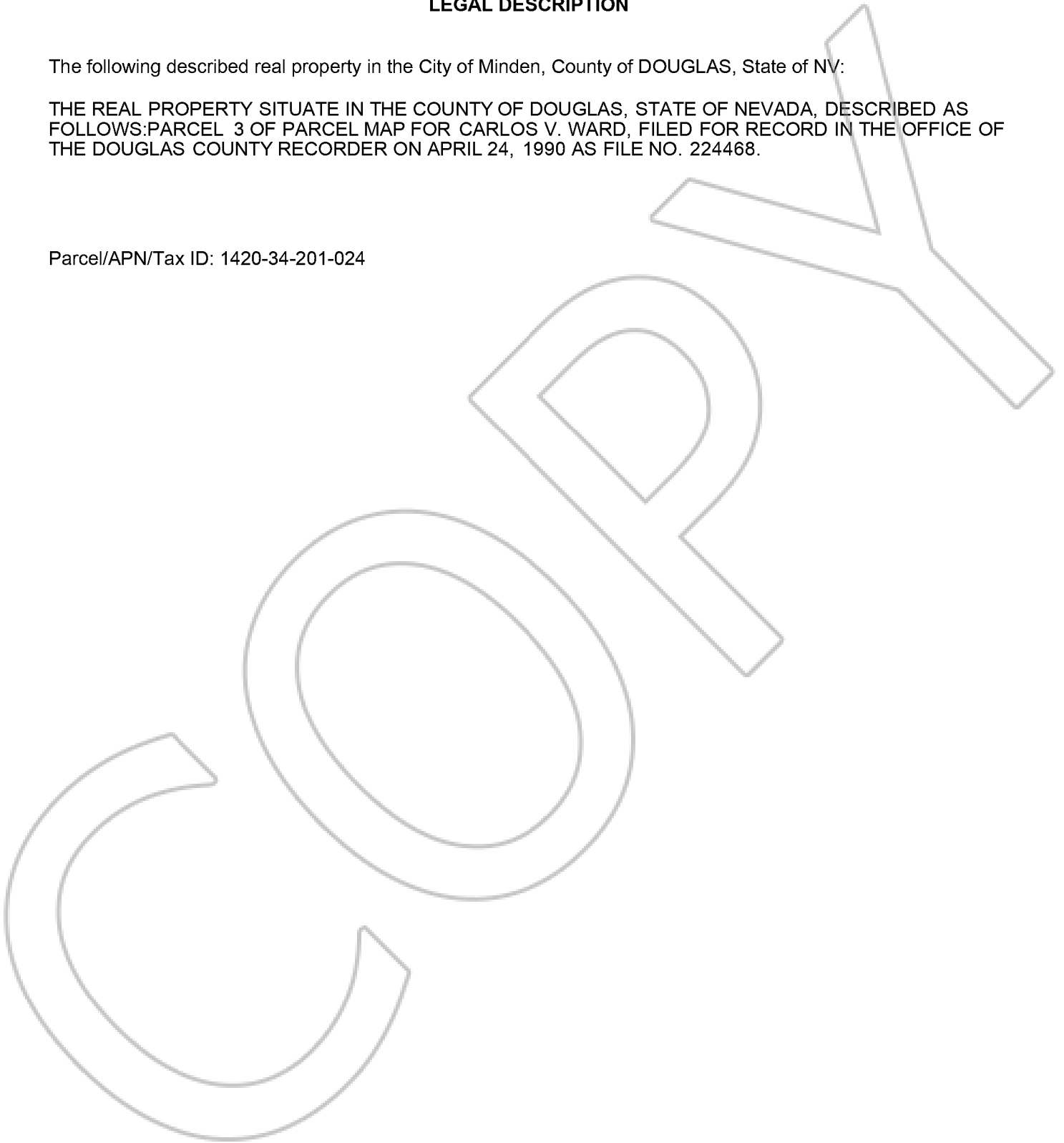
No title exam performed by the preparer. Legal description and party's names provided by the party.

LEGAL DESCRIPTION

The following described real property in the City of Minden, County of DOUGLAS, State of NV:

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: PARCEL 3 OF PARCEL MAP FOR CARLOS V. WARD, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON APRIL 24, 1990 AS FILE NO. 224468.

Parcel/APN/Tax ID: 1420-34-201-024



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a. 1420-34-201-024
 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
 Other

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

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 03
 b. Explain Reason for Exemption: To correct wife's name.
Prior deed recorded 12/12/02, Book 1202, Page 5524. Kathleen's name was wrong.

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 [Signature] Capacity: GRANTOR
 Signature [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Gregory N. Liddicoat & Kathleen Gonzales
 Print Name: WEATA Kathleen Gonzales Liddicoat
 Address: 2724 Gordon Ave
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Gregory N. Liddicoat & Kathleen Gonzales
 Print Name: Gregory N. Liddicoat & Kathleen Gonzales
 Address: 2724 Gordon Ave
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Closing USA, LLC Escrow # CL190023773LD
 Address: 7665 Omnitech Place
 City: Victor State: NY Zip: 14564