

DOUGLAS COUNTY, NV

2019-934076

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

08/21/2019 12:56 PM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E07

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280057019

MAIL TAX STATEMENTS TO:

Patrick R. Moran and Edith M. Moran
1612 Chiquita Drive
Minden, NV 89423

Tax ID No.: 142035410008

QUIT CLAIM DEED

THIS DEED made and entered into on this 16th day of August, 2019, by and between **Patrick R. Moran and Edith M. Moran, as Trustees of the Moran Family Trust Agreement dated October 1, 2013**, a mailing address of 1612 Chiquita Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Patrick R. Moran and Edith M. Moran, husband and wife as joint tenants**, a mailing address of 1612 Chiquita Drive, 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: 1612 Chiquita Drive, Minden, NV 89423

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

Prior instrument reference: Instrument Number 2017-894610, Recorded: 02/10/2017

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.

Patrick R. Moran

Patrick R. Moran, as Trustee of the Moran Family Trust Agreement dated October 1, 2013

Edith M. Moran

Edith M. Moran, as Trustee of the Moran Family Trust Agreement dated October 1, 2013

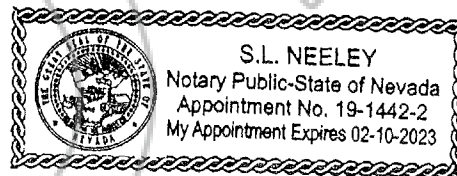
STATE OF NEVADA
COUNTY OF DOUGLAS

On 8-16-19, before me, the undersigned, a notary public in and for said State personally appeared Patrick R. Moran and Edith M. Moran, as Trustees of the Moran Family Trust Agreement dated October 1, 2013 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.

S.L. NEELEY
NOTARY PUBLIC SIGNATURE

S.L. NEELEY
Printed Name of Notary Public



My commission expires: 2-10-23

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

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.

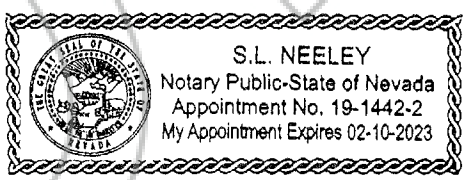
Patrick R. Moran TRUSTEE
Patrick R. Moran, as Trustee of the Moran Family Trust Agreement dated October 1, 2013

Edith M. Moran Trustee
Edith M. Moran, as Trustee of the Moran Family Trust Agreement dated October 1, 2013

STATE OF NEVADA
COUNTY OF DOUGLAS

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WITNESS my hand and official seal.
S.L. NEELEY
NOTARY PUBLIC SIGNATURE



S.L. NEELEY
Printed Name of Notary Public

My commission expires: 2-10-23

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

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 32 IN BLOCK C AS SET FORTH ON THE FINAL SUBDIVISION MAP FS #94-04-01 FOR SKYLINE RANCH PHASE 1 FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 11, 2001 IN BOOK 501 OF OFFICIAL RECORDS, PAGE 3298 AS DOCUMENT NO. 514006.

Parcel Number: 142035410008

COMMONLY KNOWN AS: **1612 Chiquita Drive, Minden, NV 89423**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 142035410008
 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: <u>Verified Trust - JS</u>	

- 3.a. Total Value/Sales Price of Property \$ 1.00
 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 7
 b. Explain Reason for Exemption: Removing from a Trust without 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 Ashley Brettell Capacity: Agent

Signature _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Patrick R. Moran & Edith M. Moran, Trustees
 Address: 1612 Chiquita Drive
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Patrick R. Moran & Edith M. Moran
 Address: 1612 Chiquita Drive
 City: Minden
 State: NV Zip: 89423

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

Print Name: Ashley Brettell
 Address: 1000 GSK Drive Suite 210
 City: Coraopolis

Escrow # 1280057019
 State: PA Zip: 15108