

DOUGLAS COUNTY, NV

2019-935113

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

09/13/2019 10:22 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E03

APN: 1220-09 402-003

R.P.T.T.: \$0.00

Exempt: (3)

Recording Requested By:

Judy Lynn Ward-Rowe
990 Tillman Lane
Gardnerville, NV 89460

After Recording Mail To:

Judy Lynn Ward-Rowe, et al
990 Tillman Lane
Gardnerville, NV 89460

Send Subsequent Tax Bills To:

Judy Lynn Ward-Rowe, et al
990 Tillman Lane
Gardnerville, NV 89460

Reference: 318328

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, an undivided fifty-one percent (51%) interest, to Judy Lynn Ward-Rowe, a married woman, as her sole and separate property, and a forty-nine percent (49%) interest to Dan E. Rowe, a married man, as his sole and separate property, as tenants in common, who acquired title incorrectly as an undivided fifty-one percent (51%) interest, to Judy Lynn Ward-Rowe, a married woman, as her sole and separate property, and a forty-nine percent (49%) one-half interest to Dan E. Rowe, a married man, as his sole and separate property, as tenants in common, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to an undivided fifty-one percent (51%) interest, to Judy Lynn Ward-Rowe, a married woman, as her sole and separate property, and a forty-nine percent (49%) interest to Dan E. Rowe, a married man, as his sole and separate property, as tenants in common, whose address is 990 Tillman Lane, Gardnerville, NV 89460,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 990 Tillman Lane, Gardnerville, NV 89460

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 thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 21st day of June, 2019.

Judy Lynn Ward-Rowe Dan E. Rowe
Judy Lynn Ward-Rowe Dan E. Rowe

STATE OF Nevada)
COUNTY OF Humboldt) ss

This instrument was acknowledged before me, this 21st day of June, 2019, by Judy Lynn Ward-Rowe and Dan E. Rowe.

[Signature]
Notary Public

Notary Public
Title and Rank
My Commission Expires: 8/31/2019

NOTARY STAMP/SEAL

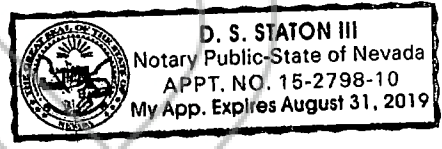


EXHIBIT A – LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of GARDNERVILLE, County of DOUGLAS, State of Nevada, and is described as follows:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. &M., THAT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9, THENCE NORTH 89°58'30" WEST A DISTANCE OF 362.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°58'30" WEST A DISTANCE OF 440.77 FEET; THENCE NORTH 40° 16' EAST A DISTANCE OF 96.10 FEET; THENCE NORTH 47° 14' EAST A DISTANCE OF 294.30 FEET; THENCE NORTH 52°33' EAST A DISTANCE OF 25.65 FEET; THENCE SOUTH 89°58'30" EAST A DISTANCE OF 146.00 FEET; THENCE SOUTH 0°45' WEST A DISTANCE OF 289.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE NORTH 89°58'30" WEST A DISTANCE OF 362.19 FEET; THENCE NORTH 0°45' EAST A DISTANCE OF 240.54 FEET; THENCE SOUTH 89°58'30" EAST A DISTANCE OF 362.19 FEET; THENCE SOUTH 0°45' WEST A DISTANCE OF 240.54 FEET TO THE POINT OF BEGINNING.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on May 6, 2019, as Document No. 2019-928725 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1120-09-402-003
 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 \$ _____
 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 3
 b. Explain Reason for Exemption: A transfer of title recognizing the true status of ownership of the real property: removing word "one-half" from Dan's 49% interest

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 Dan E Rowe Capacity: Grantor
 Signature _____ Capacity: Judy Lynn Ward-Rowe

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

Print Name: Judy Lynn Ward-Rowe, 51% interest*
 Address: 990 Tillman Lane
 City: Gardnerville
 State: NV Zip: 89460

*and Dan E. Rowe, 49% interest

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

Print Name: Judy Lynn Ward-Rowe, 51% interest*
 Address: 990 Tillman Lane
 City: Gardnerville
 State: NV Zip: 89460

*and Dan E. Rowe, 49% interest

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

Print Name: First American Title
 Address: 3 First American Way
 City: Santa Clara

Escrow # 318323
 State: CA Zip: 92707