

APN: 1220-24-601-045

RECORDING REQUESTED BY:

Carroll Ann S. Kelly
1973 Mule Ln.
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

AFTER RECORDATION, RETURN BY MAIL TO:

Carroll Ann S. Kelly & Martin P. Joyce
1973 Mule Ln.
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 28TH day of October, 2019, by first party, Grantor, CARROLL ANN S. KELLY, a widow, whose post office address is 1973 Mule Lane, Gardnerville, NV 89410, to second party, Grantees, CARROLL ANN S. KELLY and MARTIN P. JOYCE, joint tenants with right of survivorship, whose post office address is 1973 Mule Lane, 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.

Carroll Ann S. Kelly
Carroll Ann S. Kelly

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 28th day of October, 2019, by Carroll Ann S. Kelly.

Desiree Hope
Notary Public

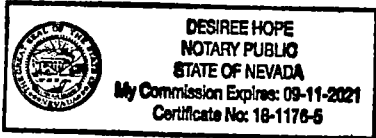


EXHIBIT "A"

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

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Commencing at the East 1/4 corner of said Section 24, as set forth on that certain parcel map for PHIL SULLIVAN, that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 16th day of June, 1980, in Book 680, at Page 1330, as Document No. 45330 of Official Records;

Thence North 00°07'45" East, 331.00 feet along the East line of said Section 24, to the Southeast corner of Parcel D, as set forth on said parcel map;

Thence West 205.60 feet along the South line of said Parcel D to the POINT OF BEGINNING;

Thence continuing West, 142.36 feet;

Thence North 331.00 feet;

Thence East, 142.36 feet;

Thence South, 331.00 feet to the POINT OF BEGINNING.

Being a portion of Parcel D, as shown on the parcel map for PHIL SULLIVAN, recorded in the office of the County Recorder, Douglas County, Nevada, on June 16, 1980, in Book 680, Page 1330, as Document No. 45330. The aforementioned map being a resubdivision of Lot 6, as shown on the map of RUHENSTROTH RANCHOS, recorded in the office of the Recorder, Douglas County, Nevada, on April 14, 1954, as Document No. 27706.

NOTE: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on November 3, 2015 as Document No. 2015-87222 of Official Records.

Assessor's Parcel Number
1220-24-601-045

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-24-601-045
 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: \$ 176,769
 Deed in Lieu of Foreclosure Only (value of property) (-176,769)
 Transfer Tax Value: \$ 176,769
 Real Property Transfer Tax Due: \$ 690.30

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

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 Carroll Ann Kelly Capacity _____ Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Carroll Ann S. Kelly
 Address: 1973 Mule Ln.
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Carroll Ann S. Kelly & Martin P. Joyce
 Address: 1973 Mule Ln.
 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)