DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$35.00

2019-938340 11/18/2019 08:41 AM

\$35.00

AMROCK, INC

Pgs=4

KAREN ELLISON, RECORDER

E06

Signed in Counterpart

APN: 1220-15-210-070 R.P.T.T.: \$0.00 Exempt: (6) **Recording Requested By:** Joshua E. Armstrong 930 Dean Drive Gardnerville, NV 89460 After Recording Mail To: Joshua E. Armstrong 930 Dean Drive Gardnerville, NV 89460 Send Subsequent Tax Bills To: Joshua E. Armstrong 930 Dean Drive Gardnerville, NV 89460

2439242045

QUITCLAIM DEED 66383600-5256854

THIS INDENTURE WITNESSETH THAT, Joshua E. Armstrong, an unmarried man and Michele W. Armstrong, an unmarried woman, who acquired property as husband and wife as community property, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Joshua E. Armstrong, an unmarried man, whose address is 930 Dean Drive, 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: 930 Dean Drive, Gardnerville, NV 89460

Pursuant to judgement of divorce dated August 30, 2019 in Douglas County Court as Case No. 18-DI-0181

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.

	(Attached to and becoming a part of Quitclaim Deed dated 11.0711
	between Joshua E. Armstrong, an unmarried man and Michele W. Armstrong, an unmarried woman,
	who acquired property as husband and wife as community property, as Seller(s) and Joshua E.
	Armstrong, an unmarried man, as Purchaser(s).)
	$7/\sqrt{2}$
	WITNESS my/our hands, this 7th day of Joulnal , 2019.
_	Joshua E. Armstrong
	STATE OF Muada SSATE OF Muada SS S
	COUNTY OF Danglar ss
	This instrument was acknowledged before me, this 74 day of
	Menumer , 20 17, by Joshua E. Armstrong.
	NOTARY STAMP/SEAL
	Appendulated
	10000
	Notary Public . SHERRY WHITNEY
	No Tany Public, State of Nevada Appointment No. 17-1428-5
	Title and Rank / / / My Appt. Expires Feb 23, 2021
	My Commission Expires: 2/23/2/

(Attached to and becoming a part of Quitclaim Deed dated 10,28,19 between Joshua E. Armstrong, an unmarried man and Michele W. Armstrong, an unmarried woman, who acquired property as husband and wife as community property, as Seller(s) and Joshua E. Armstrong, an unmarried man, as Purchaser(s).)
WITNESS my/our hands, this 28 day of
STATE OF Ne vada
country of Douglas ss
This instrument was acknowledged before me, this day of
NOTARY STAMP/SEAL
NOTANY MARLE
Notary Public STATE OF REVADA County of Carson City TYLER WAELBROOK
Title and Rank
My Commission Expires: June 3, 2021

EXHIBIT A - LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

LOT 44, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS FILING NO. 28377.

Per NRS 111.312 – The Legal Description appeared previously in <u>Deed</u>, recorded on <u>March 11</u>, <u>2004</u>, as Document No. <u>0604330</u> re- recorded on <u>March 11</u>, <u>2004</u>, as Document No. <u>0606921</u> in Douglas County Records, Douglas County, Nevada.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	/\		
a. 1220-15-210-070			
b.	\ \		
c.	\ \		
d.	\ \		
2. Type of Property:	\ \		
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY		
c. Condo/Twnhse d. 2-4 Plex			
e. Apt. Bldg f. Comm'l/Ind'l	8		
	Date of Recording:		
g. Agricultural h. Mobile Home	Notes:		
Other			
3.a. Total Value/Sales Price of Property	\$ 0.00		
b. Deed in Lieu of Foreclosure Only (value of prope			
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, Se			
b. Explain Reason for Exemption: A transfer between	en former spouses in compliance with a divorce.		
5. Partial Interest: Percentage being transferred: 10			
The undersigned declares and acknowledges, under pe	enalty of perjury, pursuant to NRS 375.060		
and NRS 375.110, that the information provided is co	prrect 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.			
, and of the state	\ \		
Signature	Capacity: Buyer		
	_ cupacity		
Signature	'Capacity:		
	Capacity		
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION		
(REQUIRED)	(REQUIRED)		
Print Name: Joshua E. Armstrong and Michele W. Armstrong	Print Name: Joshua E. Armstrong		
Address: 1330 Stodick Parkway, Apt D-15	Address: 930 Dean Drive		
City: Gardnerville (Michele W. Armstrong)			
State: NV Zip: 89460	City: Gardnerville		
Zip. 03400	State: NV Zip: 89460		
COMPANY/PERSON REQUESTING DECORAGE	NC (Dogwined if not called on the contract		
COMPANY/PERSON REQUESTING RECORDS Print Name: Amrock - Recording Department			
Address: 662 Woodward Avenue	Escrow # 66383600		
City: Detroit	State All 7: 40000		
City, Delivit	State: MI Zip: 48226		