

DOUGLAS COUNTY, NV
RPTT:\$904.80 Rec:\$35.00
Total:\$939.80
RICHARD ROWE

2019-939671

12/16/2019 01:41 PM

Pgs=4

Arial 17

Prepared By:
Mr. Richard Rowe
64 Oak Gate Dr
Hendersonville, North Carolina 28739

After Recording Return To:
Mr. Richard Rowe
64 Oak Gate Dr
Hendersonville, North Carolina 28739



KAREN ELLISON, RECORDER

TAX PARCEL ID #: 1318-16-710-018

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that . Janet O'Neill trustee et al ("*Grantor*") whose address is 64 Oak Gate Dr, Hendersonville, North Carolina 28739, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. Richard Rowe ("*Grantee*") , whose address is 64 Oak Gate Dr, Hendersonville, North Carolina 28739, 50% OF MY interest and claim to the following real estate property located at 467 LAKE VIEW in the City/Township of ZEPHYR COVE, located in the County of and State of Nevada and ZIP code of 89448, to-wit:

Property having Lot No.107, with the Section No.16-7, and having the following description: 467 LAKEVIEW AVE, LOT 107, ELK POINT SANITATION DISTRICT, ZEPHYR COVE, DOUGLAS COUNTY, NEVADA.

FOR VALUABLE CONSIDERATION, in the amount of \$10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of UPON SIGNING, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD 50% of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Janet O'Neill

Dec. 6, 2019

(Grantor's Signature)

. Janet O'Neill trustee et al

(Grantor's Printed Name)

Richard Rowe

(Grantee's Signature)

Mr. Richard Rowe

(Grantee's Printed Name)

Dec 6, 2019

Signed in our presence:

Savannah Wheeler

(Witness #1 Signature)

Savannah Wheeler

(FIRST WITNESS NAME TYPED)

Lucy Ashbrook

(Witness #2 Signature)

Lucy Ashbrook

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Richard Rowe
64 Oak Gate Dr
Hendersonville, North Carolina 28739

Grantor's Address:

Janet O'Neill Trustee Et Al
64 Oak Gate Dr
Hendersonville, North Carolina 28739

Mail Subsequent Tax Bills To:

RICHARD ROWE
64 Oak Gate Dr
Hendersonville, North Carolina 28739

22

STATE OF NEVADA- N.C.
COUNTY OF Henderson

)
) SS.
)

The foregoing Quit Claim Deed was acknowledged before me on 12-6-2019 by . Janet O'Neill trustee et al, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

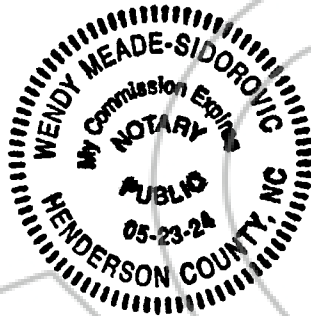
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Wendy Meade-Sidorovic
(Signature of Notary)

Wendy meade-Sidorovic
(Printed Notary Name) , Nevada

My Commission expires: 5-23-24



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-16-710-018
 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: <i>per Richard - OK to change B.P.T. BC</i>	

3. Total Value/Sales Price of Property: \$772,057.00 *Assessor Value*
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$231,617.10 *50% of 60% owner*
 Real Property Transfer Tax Due: \$903.30 - 904.80

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: *Grantor owns 60%, is granting 50% of her ownership*

5. Partial Interest: Percentage being transferred: 30.00 %

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 *Richard Rowe* Capacity GRANTEE
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JANET ONEILL
 Address: 64 OAKGATE DRIVE
 City: HENDERSONVILLE
 State: NC Zip: 28739

Print Name: RICHARD ROWE
 Address: 64 OAKGATE DRIVE
 City: HENDERSONVILLE
 State: NC Zip: 28739

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: RICHARD ROWE Escrow # _____
 Address: 64 OAKGATE DRIVE
 City: HENDERSONVILLE State: NC Zip: 28739

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)