

DOUGLAS COUNTY, NV

2019-939915

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

12/20/2019 08:36 AM

CLOSING USA

KAREN ELLISON, RECORDER

E05

AFTER RECORDING RETURN TO:  
Closing USA, LLC  
7665 Omnitech Pl.  
Victor, NY 14564  
File No. CL190063976LD-NV

MAIL TAX STATEMENTS TO:  
**James E. Bentson**  
375 N Pastoria Ave  
Sunnyvale, CA 94085

Tax ID No.: 1121-05-511-020

## QUIT CLAIM DEED

THIS DEED made and entered into on this 21<sup>st</sup> day of November 20 19, by and between **James E. Bentson, a married man, who acquired title as unmarried, joined in execution by his spouse, Mary Kristine Rankin**, a mailing address of 375 N Pastoria Ave, Sunnyvale, CA 94085, hereinafter referred to as Grantor(s) and **James E. Bentson, a married man, as his sole and separate property**, a mailing address of 375 N Pastoria Ave, Sunnyvale, CA 94085, 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: 105 Mark St, Gardnerville, NV 89410

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

Prior instrument reference: Instrument Number 2018-922662, Recorded: 11/21/2018

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.

x *James E. Bentson*  
James E. Bentson

x *Mary Kristine Rankin*  
Mary Kristine Rankin

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me, the undersigned, a notary public in and for said State personally appeared **James E. Bentson and Mary Kristine Rankin** 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.

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

\_\_\_\_\_  
Printed Name of Notary Public

My commission expires: \_\_\_\_\_

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On 11/21/19 before me, Luisa Emilia Ghilarducci, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared James E. Benson and Mary Kristine Rankin  
Name(s) of Signer(s)

who 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 behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Luisa Emilia Ghilarducci  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quit Claim Deed

Document Date: 11-21-19 Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

- Signer's Name: \_\_\_\_\_
- Corporate Officer - Title(s): \_\_\_\_\_
- Partner -  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian of Conservator
- Other: \_\_\_\_\_

- Signer's Name: \_\_\_\_\_
- Corporate Officer - Title(s): \_\_\_\_\_
- Partner -  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian of Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

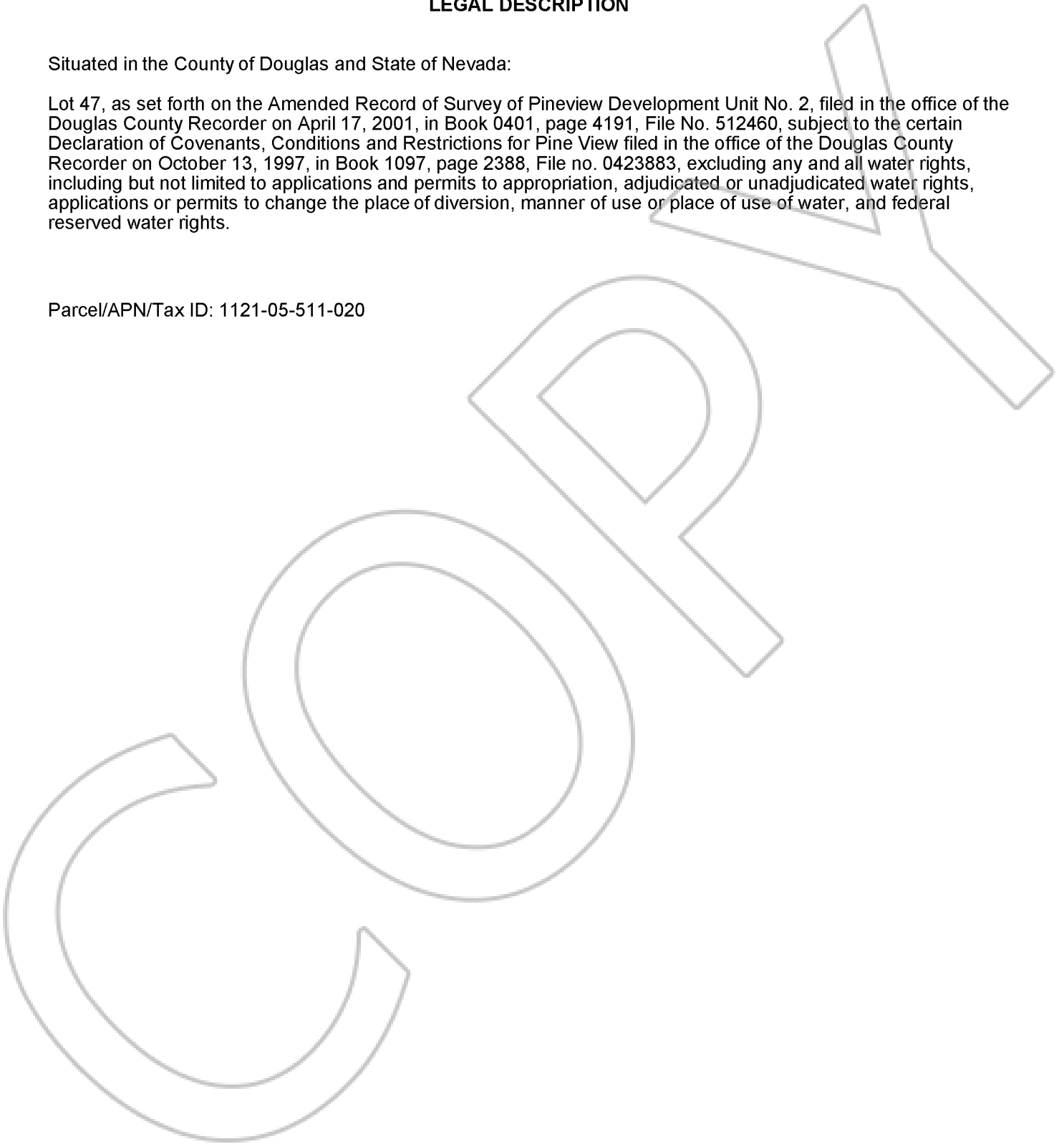
Signer is Representing: \_\_\_\_\_

## LEGAL DESCRIPTION

Situated in the County of Douglas and State of Nevada:

Lot 47, as set forth on the Amended Record of Survey of Pineview Development Unit No. 2, filed in the office of the Douglas County Recorder on April 17, 2001, in Book 0401, page 4191, File No. 512460, subject to the certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, page 2388, File no. 0423883, excluding any and all water rights, including but not limited to applications and permits to appropriation, adjudicated or unadjudicated water rights, applications or permits to change the place of diversion, manner of use or place of use of water, and federal reserved water rights.

Parcel/APN/Tax ID: 1121-05-511-020



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1121-05-511-020  
 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 \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property 0)  
 c. Transfer Tax Value: \$ 0  
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 05  
 b. Explain Reason for Exemption: Transfer between husband and wife

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 James E Bentson Capacity: Grantor  
 Signature Mary Kristine Rankin Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: James E. Bentson & Mary Kristine Rankin  
 Address: 375 N Pastoria Ave  
 City: Sunnyvale  
 State: CA                      Zip: 94085

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: James E. Bentson  
 Address: 375 N Pastoria Ave  
 City: Sunnyvale  
 State: CA                      Zip: 94085

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Closing USA, LLC  
 Address: 7665 Omnitech Place  
 City: Victor

Escrow # CL190063976LD  
 State: NY                      Zip: 14564