

**Return to After Recording:**

Meridian National Title  
25400 US 19 North, Suite 135  
Clearwater, FL 33763  
Reference Number: M-NV551599

**Mail Tax Statements to:**

Katie Nichols and James M Nichols III  
268 Beverly Way  
Gardnerville, NV 89460

Parcel ID#: 1219-03-001-021

Pursuant to NRS 239B.030(4), I affirm the instrument contained below (or attached hereto) does not contain the social security number of any person.

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATIONS, the receipt of which is hereby acknowledged **JAMES M. NICHOLS, III, who acquired title as JAMES M. NICHOLS AND KATIE NICHOLS, husband and wife**, whose post office address is 268 Beverly Way, Gardnerville, NV 89460, Grantors, do hereby remise, release and quitclaim unto **KATIE NICHOLS AND JAMES M. NICHOLS III, wife and husband, as joint tenants**, whose post office address is 268 Beverly Way, Gardnerville, NV 89460, Grantees, all rights, title, and interest, in and to all that real property situated in the County of Douglas State of Nevada, bounded and described as:

Lot 20, as shown on the Map of Foothill Acres, recorded December 6, 1977, as Document No. 15619, official records of Douglas County, State of Nevada.

Being that same property conveyed to James M. Nichols and Katie Nichols, husband and wife, as joint tenants with rights of survivorship by Deed from Alert J. Cogozzo and Angela R. Cogozzo, who acquired title as Angela A. Cogozzo, husband and wife, as joint tenants dated October 02, 2003 and recorded October 30, 2003 in Book 1003, Page 16262 in the Office of the Register of Deeds in and for Douglas County, Nevada.

Commonly Known As: 268 Beverly Way, Gardnerville, NV 89460  
Parcel ID: 1219-03-001-021

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 12 day of DEC., 2019.

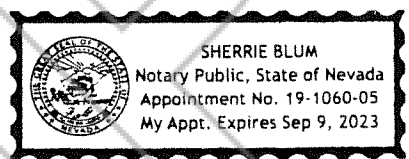
[Signature]  
James M. Nichols, III,  
who acquired title as James M. Nichols

[Signature]  
Katie Nichols

STATE OF Nevada }  
COUNTY OF Douglas }

This instrument was acknowledged before me on this 12<sup>th</sup> day of December, 2019 by James M. Nichols, III, who acquired title as James M. Nichols, and Katie Nichols.

[Signature]  
Notary Public  
Printed Name: Sherrie Blum  
My Commission Expires: 9/9/23



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1219-03-001-021  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> 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 3  
 b. Explain Reason for Exemption: Name correction only

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 [Signature] Capacity: OWNER

Signature [Signature] Capacity: OWNER

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

Print Name: James M. Nichols  
 Address: 268 Beverly Way  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: James M. Nichols III  
 Address: 268 Beverly Way  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: MERIDIAN NATIONAL TITLE  
 Address: 25400 US 19 N SUITE 135  
 City: CLEARWATER

Escrow # M-NV551599  
 State: FL Zip: 33763