

DOUGLAS COUNTY, NV

2020-942327

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

02/18/2020 09:56 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E04

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: _____

Prepared by: Jennifer Montante Vigneri, Esq. – Nevada Bar No.: 11846
Require Real Estate Solutions, LLC
5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462

Return to: Emma Marie Wallace, 1039 Tillman Lane, Gardnerville, NV 89460

Mail Tax Statement to: Emma Marie Wallace, 1039 Tillman Lane, Gardnerville, NV 89460

Tax No.: 1220-09-810-008

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

That I/we, EMMA MARIE WALLACE a married woman, joined by her spouse SCOTT WALLACE, and KEVIN RYAN JENKINS, a married man, the undersigned (herein referred to as Grantor, whether one or more), do hereby warrant and convey to EMMA MARIE WALLACE a married woman, as her sole and separate property, (herein referred to collectively as Grantee) and do by these presents, hereby RELEASE, REMISE AND FOREVER QUITCLAIM unto Grantee, all right, title and interest in that certain property situated in the City/Town of Gardnerville, County of Douglas, State of Nevada, to-wit:

LOT 245, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, AS DOCUMENT NO. 28309, AND ON JUNE 4, 1965, AS DOCUMENT NO. 28377.

Being the same property conveyed to the Grantor herein by deed recorded in _____, in the Office of the County Recorder of Douglas County, State of Nevada. And being the same property, which is subject to a Quitclaim Deed from Jessica A. Fitch to Kevin Ryan Jenkins, a married man as his sole and separate property, recorded July 11, 2014 as Document Number 846095, in the Office of the County Recorder of Douglas County, State of Nevada.

SUBJECT TO: 1. Current taxes and other assessments:
2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Commonly known as: 1039 Tillman Lane, Gardnerville, NV 89460

This deed is exempt from the Affidavit and Fee Requirement under N.R.S. §375.090(5).

WITNESS, Grantor's hand, this the 11 day of September, 2019.

Emma Marie Wallace (seal)
EMMA MARIE WALLACE

[Signature] (seal)
SCOTT WALLACE

Kevin Ryan Jenkins (seal)
KEVIN RYAN JENKINS

ACKNOWLEDGEMENT

STATE OF NV
COUNTY OF DOUGLAS to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that EMMA MARIE WALLACE has acknowledged the same before me in the County and State aforesaid, on this 11 day of September, 2019.

David Lueders
Notary Public
My Commission Expires: 5/28/22



STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SCOTT WALLACE has acknowledged the same before me in the County and State aforesaid, on this 11 day of September, 2019.

David Lueders
Notary Public
My Commission Expires: 5/28/22



STATE OF Nevada
COUNTY OF Washoe to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KEVIN RYAN JENKINS has acknowledged the same before me in the County and State aforesaid, on this 12 day of Sept, 2019.

Cherry K Panelli
Notary Public
My Commission Expires: 12-13-19

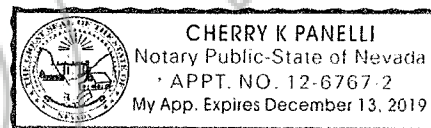


Exhibit "A"

Real property in the City of **Gardnerville**, County of **Douglas**, State of **Nevada**, described as follows:

LOT 245, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, AS DOCUMENT NO. 28309, AND ON JUNE 4, 1965, AS DOCUMENT NO. 28377.

Being all of that certain property conveyed to EMMA MARIE WALLACE A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND KEVIN RYAN JENKINS A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP from , by deed dated and recorded of official records.

Commonly known as: 1039 Tillman Ln, Gardnerville, NV 89460

APN #: **1220-09-810-008**

State of Nevada
Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number(s)
a) 1220-09-810-008
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 _____

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 4
b. Explain Reason for Exemption: Transfer of title from joint tenants to the remaining tenant without consideration

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 therein. Furthermore, the 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 Emma Marie Wallace Capacity Grantor/Grantee

Signature Kevin Ryan Jenkins Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kevin Ryan Jenkins
Address: 938 Dean Dr
City: Gardnerville
State: NV Zip 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Emma Marie Wallace
Address: 1039 Tillman Ln
City: Gardnerville
State: NV Zip 89460

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)