

**Prepared By:**  
Miss. 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, all right, title, 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:

*Douglas*

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** all 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 B O'Neil  
(Grantor's Signature)

. Janet O'Neill trustee et al Feb 3, 2020  
(Grantor's Printed Name)

Richard Rowe  
(Grantee's Signature)

Mr. Richard Rowe Feb 3, 2020  
(Grantee's Printed Name)

Signed in our presence:

Savannah Rose Wheeler  
(Witness #1 Signature)

TBA Savannah Rose Wheeler  
(FIRST WITNESS NAME TYPED)  
Feb 3, 2020

Gary Scott Kaine  
(Witness #2 Signature)

TBA Gary Scott Kaine  
(SECOND WITNESS NAME TYPED)  
Feb 3, 2020

**Grantee's Address:**

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

**Mail Subsequent Tax Bills To:**

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

STATE OF ~~NEVADA~~ NC  
COUNTY OF Henderson

)  
) SS.  
)

The foregoing Quit Claim Deed was acknowledged before me on February 3, 2020 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.

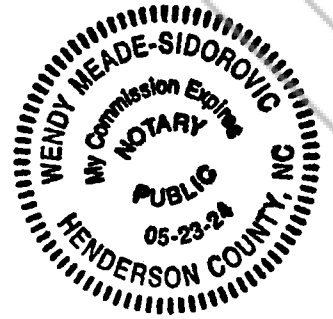
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

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 FORM**

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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property      \$ \$772,057.00 Assesor Value  
 Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 Transfer Tax Value:      \$ 34% = 262,499.38  
 Real Property Transfer Tax Due      \$ \$1,023.75

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 34% %

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)**

Print Name: JANET O'NEILL, ET AL  
 Address: 64 OAKGATE DRIVE  
 City: HENDERSONVILLE  
 State: NC Zip: 28739

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

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

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

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