

AFTER RECORDING RETURN TO:

JED M. GAINES
HEATHER R. GAINES
808 BUCKSKIN CT
GARDNERVILLE, NV 89410
File No. 19100721

MAIL TAX STATEMENTS TO:

JED M. GAINES
HEATHER R. GAINES
808 BUCKSKIN CT
GARDNERVILLE, NV 89410

APN: 1221-18-401-003

QUITCLAIM DEED

THIS DEED made and entered into on this 10 day of FEB, 2020, by and between **JED M. GAINES, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY**, a mailing address of 808 Buckskin Ct, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **JED M. GAINES and HEATHER R. GAINES, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 808 Buckskin Ct, Gardnerville, NV 89410, 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, 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: 808 Buckskin Ct, Gardnerville, NV 89410

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Prior instrument reference: Document Number 792654, Book 1111, Page 3323, Recorded: 11/15/2011

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.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JED M. GAINES
JED M. GAINES

STATE OF Nevada
COUNTY OF Douglas

On ^{02/15/} 02-10-2020, before me, the undersigned, a notary public in and for said State personally appeared JED M. GAINES 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.

Donna Peacocke
NOTARY PUBLIC SIGNATURE

Donna Peacocke
Printed Name of Notary Public

My commission expires: 7-27-21



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

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA:

ALL THAT PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. AND M., DOUGLAS COUNTY, STATE OF NEVADA, FURTHER DESCRIBED AS FOLLOWS:

PARCEL A AS SET FORTH ON PARCEL MAP NO. 1 OF RUHENSTROTH ESTATES, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JANUARY 23, 1992 IN BOOK 192, PAGE 2747, AS DOCUMENT NO. 269400.

PARCEL ID NUMBER: 1221-18-401-003

PROPERTY COMMONLY KNOWN AS: 808 BUCKSKIN CT, GARDNERVILLE, NV 89410

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1221-18-401-003
 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 \$ 100
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 05
 b. Explain Reason for Exemption: ADDING SPOUSE

5. Partial Interest: Percentage being transferred: 50 %
 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 Jed M. Gaines Capacity: GRANTOR
 Signature Heather R. Gaines Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: JED M. GAINES
 Address: 808 BUCKSKIN CT
 City: GARDNERVILLE
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JED M. GAINES and HEATHER R. GAINES
 Address: 808 BUCKSKIN CT
 City: GARDNERVILLE
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: visionet systems Inc Escrow # 19100721
 Address: 183 Industry Drive
 City: Pittsburgh State: pa Zip: 15275