

APN: 1022-10-002-100

RECORDING REQUESTED BY:

Brian W. Hardy
1350 Cindercone Ct.
Wellington, NV 89444



KAREN ELLISON, RECORDER E05

AFTER RECORDATION, RETURN BY MAIL TO:

Brian W. Hardy & Sharon Ann Hardy
1350 Cindercone Ct.
Wellington, NV 89444

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 3/9/20 day of March, 2020, by first party, Grantor, BRIAN W. HARDY, an unmarried man, whose post office address is 1350 Cindercone Court, Wellington, NV 89444, to second party, Grantees, BRIAN W. HARDY and SHARON ANN HARDY, husband and wife as joint tenants with right of survivorship, whose post office address is 1350 Cindercone Court, Wellington, NV 89444.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

Lot 161, of TOPAZ RANCH ESTATES UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 20, 1967, in Book 47, Page 761, as Document No. 35464.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

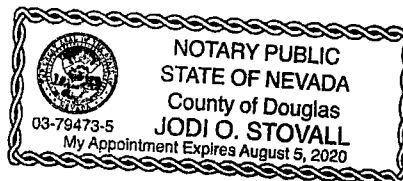
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Brian W. Hardy
Brian W. Hardy

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 9th day of MARCH, 2020, by Brian W. Hardy.

Jodi O. Stovall
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) _____
 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 MH converted to real property

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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 # 5
 b. Explain Reason for Exemption: Grantor adding spouse to Deed 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 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 Brian W. Hardy Capacity _____ Grantor
 Signature _____ Capacity _____

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

Print Name: Brian W. Hardy
 Address: 1350 Cindercone Ct.
 City: Wellington
 State: NV Zip: 89444

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

Print Name: Brian W. Hardy & Sharon Ann Hardy
 Address: 1350 Cindercone Ct.
 City: Wellington
 State: NV Zip: 89444

**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/MICROFILMED)