



KAREN ELLISON, RECORDER E03

MAIL TO:  
Spencer Case  
255 Mark Street  
Gardnerville, NV 89410

PARCEL NO: 1121-05-516-003  
NEW PARCEL NO:

R.P.T.T. \$ #3

**QUITCLAIM DEED**

THIS INDENTURE, made this 13th day of May, 2020, by  
and between, OFFICE OF THE TREASURER, Douglas County, State of Nevada,  
party of the first part and those property owners listed in EXHIBIT A, attached hereto  
and incorporated into this document by reference, parties of the second part.

**WITNESSETH**

WHEREAS, the properties described in EXHIBIT A were transferred pursuant to  
the Nevada Revised Statutes Section 361.585 from the Treasurer and Ex-Officio Tax  
Receiver of the County of Douglas, State of Nevada, to the party of the first part, and;

WHEREAS, said properties have been redeemed prior to publication of notice of sale  
by payment to the County Treasurer of an amount equal to the taxes accrued, together  
with any costs, penalties and interest legally chargeable against such property, and;

WHEREAS, the parties of the second part are now entitled to have such property  
reconveyed pursuant to the Nevada Revised Statutes Section 361.585;

NOW, THEREFORE, the said party of the first part, pursuant to Nevada Revised  
Statutes and in consideration of the taxes, costs, penalties and interest paid by the party  
of the second part, the same being in legal effect made, does by these presents, reverse,  
release, quitclaim and convey unto the parties of the second part and to their successors,  
all right, title and interest to the properties described in EXHIBIT A, situated in the  
County of Douglas, State of Nevada.

**EXHIBIT A**

**NAME / ADDRESS:**

**Spencer Case  
255 Mark Street  
Gardnerville, NV 89410**

**PARCEL NUMBER: 1121-05-516-003**

**Grantee(s): Spencer Case, an unmarried man.**

**DESCRIPTION OF PROPERTY:**

**All that certain property situated in the County of Douglas, State of Nevada, described as follows:**

**Lot 221, as set forth on the Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO.6, filed in the office of the Douglas County Recorder on September 26, 2005, in Book 0905, Page 9644, File No. 655937; subject to that certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No. 0423883; EXCLUDING any and all water rights, including, but not limited to: applications and permits to appropriate any of the public waters; certificates of appropriation; adjudicated or unadjudicated water rights; applications or permits to change the place of diversion, manner of use or place of use of water; and, federal reserved water rights.**

**APN: 1121-05-516-003**

***TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.***

***TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantees' heirs and assigns forever.***

**IN WITNESS WHEREOF, the party of the first part has hereunto set her hand**

*TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantees' heirs and assigns forever.*

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and executed this interest the day and year above written.

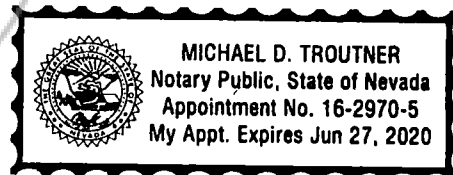
OFFICE OF THE TREASURER  
DOUGLAS COUNTY, NEVADA

*Kathy Bradshaw, Assistant Treasurer*  
for Kathy Lewis  
Douglas County Clerk- Treasurer  
and Ex Officio Tax Receiver

STATE OF NEVADA  
COUNTY OF DOUGLAS

On this 13th day of May, 2020, personally appeared before me, a notary public, in and for the County and State aforesaid, Kathy Bradshaw, Assistant Treasurer signing on behalf of KATHY LEWIS, known to be the person described in and who executed the foregoing instrument, and who duly acknowledge to me that she executed the same freely and voluntarily and for the uses and purposes herein mentioned.

*Michael D. Troutner*  
NOTARY PUBLIC



# STATE OF NEVADA DECLARATION OF VALUE

## FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

### 1. Assessor Parcel Number (s)

(a) 1121-05-516-003

(b) \_\_\_\_\_

(c) \_\_\_\_\_

### 2. Type of Property:

- a)  Vacant Land  
b)  Single Fam Res Detached  
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: #3

b. Explain Reason for Exemption: Delinquent property taxes were paid in full, put back into owners name.

### 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 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 Michael G. Smith Capacity Deputy Clerk/Treasurer

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Douglas County Treasurer

Address: PO Box 3000

City: Minden

State: NV Zip: 89423

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Spencer Case

Address: 255 Mark Street

City: Gardnerville

State: NV Zip: 89410

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: DOUGLAS COUNTY TREASURER

Escrow # \_\_\_\_\_

Address: 1616 8<sup>TH</sup> STREET

City: MINDEN

State: NV

Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)