

DOUGLAS COUNTY, NV  
RPTT:\$0.00 Rec:\$40.00  
\$40.00 Pgs=2  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER  
2020-946616  
05/26/2020 02:29 PM  
E05

WHEN RECORDED MAIL TO:  
Brian Kelly Rosser  
2721 Juniper Valley Ranch Rd  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2003166-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN 1220-15-410-039 Space Above for Recorder's Use Only

R.P.T.T. \$ -0-

**QUITCLAIM DEED**

**THIS INDENTURE WITNESSETH:** That Karin Rosser, spouse of Grantee FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby quitclaim to Brian Kelly Rosser, a married man as his sole and separate property<sup>\*</sup> all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property, to the grantee as his/her sole and separate property.

**\*WHO ACQUIRED TITLE AS AN UNMARRIED MAN**


  
\_\_\_\_\_  
Karin Rosser

STATE OF NEVADA  
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on 6/21/2020,  
by Karin Rosser

\_\_\_\_\_  
NOTARY PUBLIC

  
RISHELE L. THOMPSON  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-54931-5 - Expires April 10, 2023

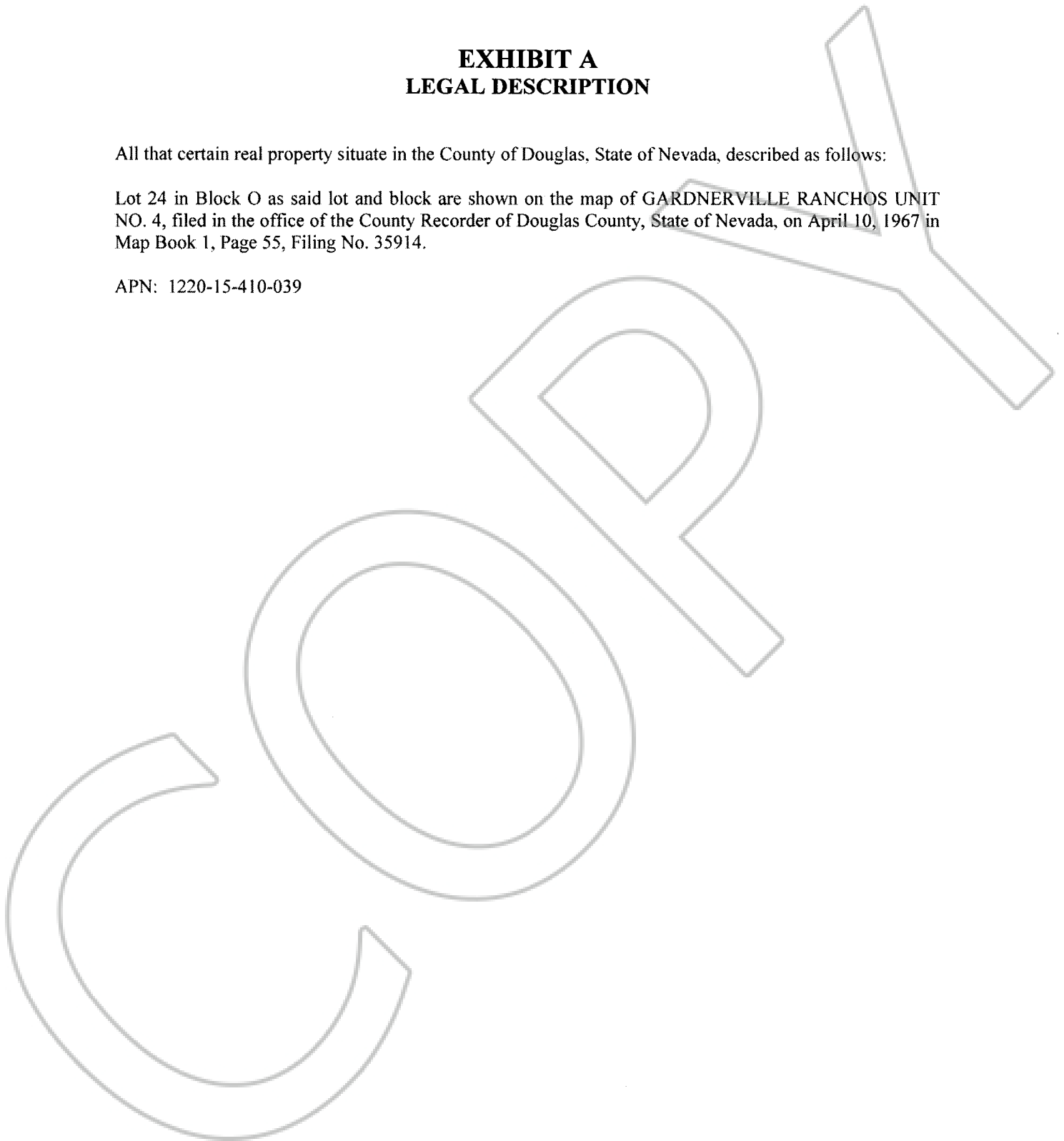
Escrow No. 2003166-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 24 in Block O as said lot and block are shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967 in Map Book 1, Page 55, Filing No. 35914.

APN: 1220-15-410-039



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-15-410-039
- 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 \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
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: \$0.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer of title between spouses 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 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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: KAREN ROSSER  
 Address: 2721 JUNIPER VALLEY RANCH RD  
 City: MINDEN  
 State: NV Zip: 89423

Print Name: Brian Kelly Rosser  
 Address: PO Box 4605  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2003166-RLT  
 Address: 5441 Kietzke Lane, #100  
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)