

**PARCEL IDENTIFICATION NUMBER: 1319-19-212-032**

Commitment Number: 26314415  
Seller's Loan Number: 0566156253

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**SEND TAX STATEMENTS/BILLS TO:**

**Thomas J. Frey III**  
2344 Bays Edge Avenue, Virginia Beach, VA 23451

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**QUITCLAIM DEED**

**Exempt: Section NRS 375.090(6): A transfer of title between former spouses in compliance with a decree of divorce.**

**Thomas J. Frey III**, unmarried, whose mailing address is **2344 Bays Edge Avenue, Virginia Beach, VA 23451**, and **Sarah Westlake Frey**, unmarried, whose mailing address is **2229 Waterspoint Place, Virginia Beach, VA 23455**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in the City of Virginia Beach, Virginia in Case No. CL18-4034 on January 24, 2020, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Thomas J. Frey III**, unmarried, hereinafter grantee, whose tax mailing address is **2344 Bays Edge Avenue, Virginia Beach, VA 23451**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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

**That portion of Parcel B as shown on the Parcel Map for Thelmar Corporation, filed in the office of the Recorder of Douglas County, State of Nevada, on June 13, 1977, as Document No.10042, being a Subdivision of Lot 506, as shown on the Second Amended Map of Summit Village recorded in the Office of the Recorder of Douglas County, January 13, 1969, Document No. 43419, described as follows:**

**Beginning at a point that is the Southwest corner of Lot 506 as shown on the Second Amended Map of Summit Village recorded in the Office of the Recorder of Douglas County January 13,1969, Document No. 43419; thence North 21 degrees 21' West 22.00' to a Point, thence North 68 degrees 39' East 25.00 feet to the point of Beginning and the Southwest corner of the parcel; thence continuing North 68 degrees 39' East 25.00' to a point; thence North 21 degrees 21' West 22.00 feet to a point; thence South 68 degrees 39' West 25.00 feet to a point; thence South 21 degrees 21' East 22.00 feet to the Point of Beginning.**

**Together with that portion designated as open space as shown on said parcel map to be used for recreational purposes, access and egress to Parcels A, B, C, and D as dedicated jointly to Parcels A, B, C, and D.**

**Assessor's Parcel No: 1319-19-212-032**

**Property Address is: 715 Gary Lane Unit B, Stateline, NV 89449**

**Prior instrument reference: 2015-874106**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

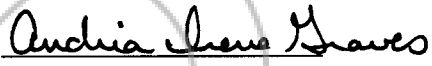
**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

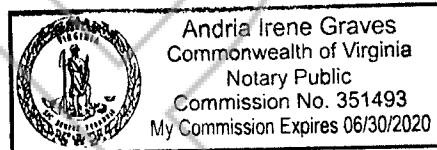
Executed by the undersigned on MARCH 5, 2020:

  
\_\_\_\_\_  
Thomas J. Frey III

STATE OF VA  
COUNTY OF VA BEACH

The foregoing instrument was acknowledged before me on MARCH 5, 2020 by **Thomas J. Frey III** who is personally known to me or has produced DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/~~her~~ signature was his/~~her~~ free and voluntary act for the purposes set forth in this instrument.

  
Notary Public



*Sarah Westlake Frey*

Sarah Westlake Frey

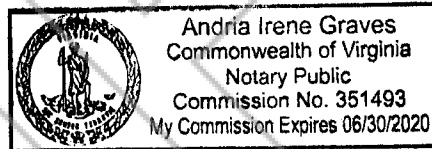
STATE OF VA  
COUNTY OF VA BEACH

The foregoing instrument was acknowledged before me on MARCH 4, 2020 by **Sarah Westlake Frey** who is personally known to me or has produced DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that ~~his~~ her signature was ~~his~~ her free and voluntary act for the purposes set forth in this instrument.

*Andria Irene Graves*  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-19-212-032  
 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**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 6  
 b. Explain Reason for Exemption: Transfer pursuant to divorce

5. Partial Interest: Percentage being transferred: 100 %  
 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 [Signature] Capacity: Grantor / Grantee  
 Signature Sarah Westlake Frey Capacity: Grantor

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

Print Name: Thomas J. Frey III, unmarried and Sarah Westlake Frey, unmarried  
 Address: T: 2344 Bays Edge Avenue  
S: 2229 Waterspoint Place  
 City: Virginia Beach  
 State: VA Zip: T: 23451  
S: 23455

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

Print Name: Thomas J. Frey III, unmarried  
 Address: 2344 Bays Edge Avenue  
 City: Virginia Beach  
 State: VA Zip: 23451

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

Print Name: ServiceLink  
 Address: 1355 Cherrington Parkway  
 City: Moon Township

Escrow # 26314415  
 State: PA Zip: 15108