

DOUGLAS COUNTY, NV

2020-950735

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/13/2020 02:19 PM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E07

APN: 1220-21-610-087

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280141991

MAIL TAX STATEMENTS TO:

Debra Brown Cutshaw
1400 Honeybee Lane
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 4 day of August, 2020, by and between **Debra Brown Cutshaw, as Trustee of The Debra Brown Cutshaw Revocable Trust dated August 22, 2018, and any amendments thereto**, a mailing address of 1400 Honeybee Lane, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Debra Brown Cutshaw, an unmarried woman**, a mailing address of 1400 Honeybee Lane, Gardnerville, NV 89460, 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, does 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: 1400 Honeybee Lane, Gardnerville, NV 89460

Prior instrument reference: Document Number: 2018-918522, Recorded: 08/24/2018

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

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.

Dated this 4th day of August, 2020.

Debra Brown Cutshaw

Debra Brown Cutshaw, as Trustee of The Debra Brown Cutshaw Revocable Trust dated August 22, 2018, and any amendments thereto

STATE OF Nevada
COUNTY OF Washoe

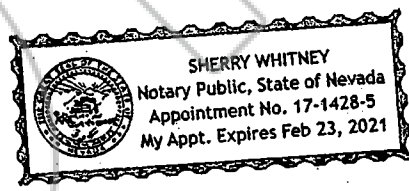
On 8-4-2020, before me, the undersigned, a Notary Public in and for said State personally appeared **Debra Brown Cutshaw, as Trustee of The Debra Brown Cutshaw Revocable Trust dated August 22, 2018, and any amendments thereto**, personally known to me (or proved to me on the basis of satisfactory evidence) 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.

Sherry Whitney
NOTARY PUBLIC SIGNATURE

Sherry Whitney
Printed Name of Notary Public

My commission expires: 2/23/21



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

EXHIBIT A
LEGAL DESCRIPTION

REAL PROPERTY LOCATED IN DOUGLAS COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 60, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD ON MAY 29, 1973, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 66512, AND ON RECORD OF SURVEY RECORDED OCTOBER 1, 1982, IN BOOK 1082, OF OFFICIAL AT PAGE 006, AS DOCUMENT NO. 71399. TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES, INCLUDING EASEMENTS AND WATER RIGHTS, IF ANY, THERETO BELONGING OR APPERTAINING, AND ANY REVERSIONS, REMAINDERS, RENTS, ISSUES OR PROFITS THEREOF.

PARCEL ID NUMBER: 1220-21-610-087

PROPERTY COMMONLY KNOWN AS: 1400 Honeybee Lane, Gardnerville, NV 89460

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-610-087
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust ok BC	

- 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 07
 b. Explain Reason for Exemption: to remove from trust for no consideration

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 Ashley Brettell Capacity: AGENT

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Debra Brown Cutshaw, as Trustee of The Debra*
 Address: 1400 Honeybee Lane
 City: Gardnerville
 State: Nevada Zip: 89460

*Brown Cutshaw Revocable Trust dated August 22, 2018, and any amendments thereto

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

Print Name: Radian
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Debra Brown Cutshaw, an unmarried woman
 Address: 1400 Honeybee Lane
 City: Gardnerville
 State: Nevada Zip: 89460

Escrow # 1280141991

State: PA Zip: 15108