

DOUGLAS COUNTY, NV

2020-951840

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/02/2020 12:18 PM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E07

APN: 1221-05-002-011

**AFTER RECORDING RETURN TO:**

Radian Settlement Services, Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280155360

**MAIL TAX STATEMENTS TO:**

**EDWARD L. FERRANTO and GILLIAN P. FERRANTO**  
1263 Marj Lane  
Gardnerville, NV 89410

**QUITCLAIM DEED**

THIS DEED made and entered into on this 28 day of Aug, 2020, by and between **EDWARD FERRANTO and GILLIAN FERRANTO, AS TRUSTEES OF THE FERRANTO FAMILY TRUST DATED DECEMBER 24, 2002**, a mailing address of 1263 Marj Lane, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **EDWARD L. FERRANTO and GILLIAN P. FERRANTO, HUSBAND AND WIFE, AS JOINT TENANTS**, a mailing address of 1263 Marj Lane, Gardnerville, NV 89410, 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: 1263 Marj Lane, Gardnerville, NV 89410

Prior instrument reference: Book: 1208, Page: 2105, Recorded: 12/09/2008

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 28th day of August, 2020.

*[Handwritten Signature]*

**EDWARD FERRANTO, AS TRUSTEE OF THE FERRANTO FAMILY TRUST DATED  
DECEMBER 24, 2002**

*[Handwritten Signature]*

**GILLIAN FERRANTO, AS TRUSTEE OF THE FERRANTO FAMILY TRUST DATED  
DECEMBER 24, 2002**

STATE OF NEVADA  
COUNTY OF WASHOE

On 28 Aug 2020, before me, the undersigned, a Notary Public in and for said State personally appeared EDWARD FERRANTO and GILLIAN FERRANTO, AS TRUSTEES OF THE FERRANTO FAMILY TRUST DATED DECEMBER 24, 2002, 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.

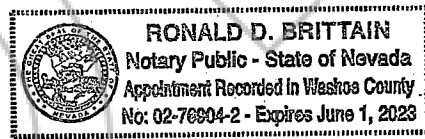
*[Handwritten Signature]*

NOTARY PUBLIC SIGNATURE

RONALD D. BRITTAIN

Printed Name of Notary Public

My commission expires: 1 Jun 2023



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

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF GARDNERVILLE COUNTY OF DOUGLAS STATE OF NV, DESCRIBED AS: ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 58 AS SHOWN ON THE OFFICIAL MAP OF FISH SPRINGS ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 30, 1973, IN BOOK 873, PAGE 1006 AS DOCUMENT NO. 68451.

PARCEL ID NUMBER: 1221-05-002-011

PROPERTY COMMONLY KNOWN AS: 1263 MARJ LANE, GARDNERVILLE, NV 89410

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1221-05-002-011  
 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  
 Other

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 9/2/20 Trust Ok~A.B.

3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 0

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 *Edward L. Ferranto* Capacity: Grantor  
 Signature *Gillian Ferranto* Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: EDWARD FERRANTO and GILLIAN FERRANTO,  
AS TRUSTEES OF THE FERRANTO FAMILY TRUST  
 Address: 1263 Marj Lane DATED DECEMBER 24, 2002  
 City: Gardnerville  
 State: Nevada Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: EDWARD L. FERRANTO and GILLIAN P. FERRANTO,  
HUSBAND AND WIFE, AS JOINT TENANTS  
 Address: 1263 Marj Lane  
 City: Gardnerville  
 State: Nevada Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: RADIAN Escrow # 1280155360-2  
 Address: 1000 GSK DRIVE SUITE 210  
 City: CORAOPOLIS State: PA Zip: 15108