

DOUGLAS COUNTY, NV

2020-954512

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

10/15/2020 11:00 AM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E05

APN: 1121-05-515-032

**AFTER RECORDING RETURN TO:**

Radian Settlement Services, Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280167329

**MAIL TAX STATEMENTS TO:**

**VINCE PACHECO and CARRIE PACHECO**  
28 Scott Street  
Gardnerville, NV 89410

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**QUITCLAIM DEED**

THIS DEED made and entered into on this 9 day of October, 2020, by and between **VINCE PACHECO, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY**, a mailing address of 28 Scott Street, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **VINCE PACHECO and CARRIE PACHECO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 28 Scott Street, 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: 28 Scott Street, Gardnerville, NV 89410

Prior instrument reference: Instrument Number: 2018-922724, Recorded: 11/26/2018

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 09 day of OCTOBER, 20 20.

[Handwritten Signature]

VINCE PACHECO

STATE OF NEVADA  
COUNTY OF DOUGLAS

On OCTOBER 09, 2020, before me, the undersigned, a Notary Public in and for said State personally appeared **VINCE PACHECO** 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  
NOTARY PUBLIC SIGNATURE

RUSSELL W. HARRINGTON  
NOTARY PUBLIC

Printed Name of Notary Public



My commission expires: 09-16-2024

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 REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA DESCRIBED AS FOLLOWS:

LOT 160, AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO 5, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JULY 26, 2004, IN BOOK 0704, PAGE 10502, FILE NO 619666, 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.

PARCEL ID NUMBER: 1121-05-515-032

PROPERTY COMMONLY KNOWN AS: 28 SCOTT STREET, GARDNERVILLE, NV 89410

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1121-05-515-032  
 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  
 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 05  
 b. Explain Reason for Exemption: Adding spouse to title

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: VINCE PACHECO\*  
 Address: 28 Scott Street  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: VINCE PACHECO and CARRIE PACHECO\*\*  
 Address: 28 Scott Street  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Radian  
 Address: 1000 GSK Drive, Suite 210  
 City: Coraopolis

Escrow # 1280167329  
 State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

\*A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY  
 \*\*HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP