

APN: 132033813025

File Number: OS3200-20038383

After Recording, Send To:

TITLE 365
345 Rouser Road, Bldg 5, Suite 300
Coraopolis, PA 15108

SEND TAX STATEMENTS/BILLS TO:

Jason Johnston and Maria Johnston
1329 W Wales Ct, Gardnerville, NV 89410

QUITCLAIM DEED

Exempt: Section NRS 375.090(3): a transfer of title recognizing the true status of ownership of the real property.

Jason Johnston and Maria Johnston who acquired title as Maria Hagar, now married, hereinafter grantors, whose tax-mailing address is **1329 W Wales Ct, Gardnerville, NV 89410**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jason Johnston and Maria Johnston, husband and wife, as joint tenants**, hereinafter grantees, whose tax mailing address is **1329 W Wales Ct, Gardnerville, NV 89410**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Gardnerville, County of Douglas, State of NV, and is described as follows: Lot 32, in Block D, of Final Subdivision Map #1006-5 for Chichester Estates, Phase 5, according to the Map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on April 9, 1999, in Book 499, Page 1900, as Document No. 465394 Being the same property conveyed from Joseph F. Desens and Sharlene G Desens, trustees of the 2006 Desens Family Trust, dated December 4, 2006 to Jason Johnston, an unmarried man and Maria Hagar, an unmarried woman, as joint tenants by deed dated August 15, 2016 and recorded August 25, 2016 in Instrument # 2016-886605. APN: 132033813025

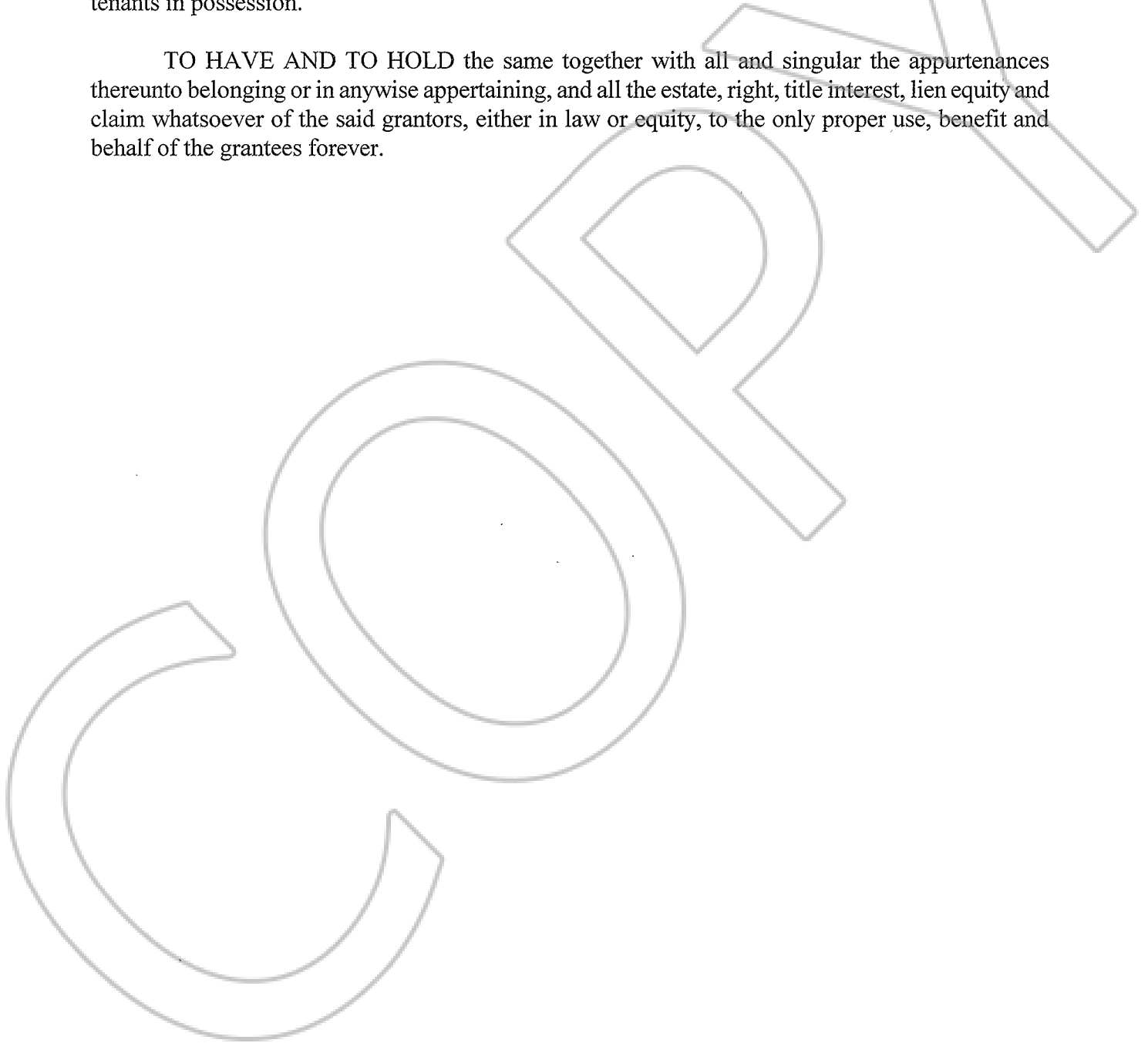
Property Address is: 1329 W Wales Ct, Gardnerville, NV 89410

Prior instrument reference: **2016-886605**

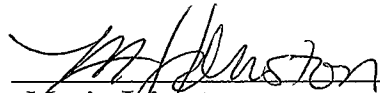
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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 grantees forever.



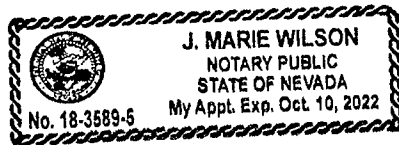
Executed by the undersigned on 30th October, 2020:



Maria Johnston

STATE OF NEVADA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on 30th October, 2020 by **Maria Johnston** who is personally known to me or has produced driver's 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.



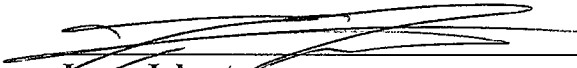


Notary Public

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.


Executed by the undersigned on 30th October, 2020:



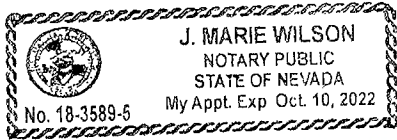
Jason Johnston

STATE OF NEVADA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on 30th October, 2020 by **Jason Johnston** who is personally known to me or has produced driver's 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



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 132033813025
 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 \$ X
 b. Deed in Lieu of Foreclosure Only (value of property) (0)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Transfer of title recognizing the true status of ownership of the real property

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 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

Signature [Signature] Capacity: grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jason Johnston and Maria Hagar
 Address: 1329 W Wales Ct, Gardnerville, NV 89410
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jason Johnston and Maria Johnston
 Address: 1329 W Wales Ct, Gardnerville, NV 89410
 City: _____
 State: _____ Zip: _____

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

Print Name: VISIONET SYSTEMS INC
 Address: 183 INDUSTRY DRIVE
 City: PITTSBURGH

Escrow # _____
 State: PA Zip: 15275