

DOUGLAS COUNTY, NV

2021-960852

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/28/2021 12:45 PM

CLOSING USA

KAREN ELLISON, RECORDER

E07

APN: 1220-20-001-056

AFTER RECORDING RETURN TO:

Closing USA, LLC

7665 Omnitech Pl.

Victor, NY 14564

File No. CL200098980LD-NV

MAIL TAX STATEMENTS TO:

Frederick J. Andersen and Kathryn Long Andersen

782 Marron Way

Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 15 day of January, 2021, by and between **Frederick J. Andersen and Kathryn L. Andersen A/K/A Kathryn Long Andersen, Trustees of the Andersen Family Trust, dated October 6, 2007, and any amendments thereto**, a mailing address of 782 Marron Way, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Frederick J. Andersen and Kathryn L. Andersen, husband and wife, as joint tenants with right of survivorship**, a mailing address of 782 Marron Way, 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: 782 Marron Way, Gardnerville, NV 89460

Prior instrument reference: Inst No. 2020-949633, Recorded: 07/23/2020

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 15 day of JANUARY, 2021.

Frederick J. Andersen
Frederick J. Andersen, Trustee of the Andersen Family Trust, dated October 6, 2007

Kathryn L. Andersen
Kathryn L. Andersen A/K/A Kathryn Long Andersen, Trustee of the Andersen Family Trust, dated October 6, 2007

STATE OF Nevada
COUNTY OF Douglas

On 01/15/2021, before me, the undersigned, a Notary Public in and for said State personally appeared Frederick J. Andersen and Kathryn L. Andersen A/K/A Kathryn Long Andersen, Trustees of the Andersen Family Trust, dated October 6, 2007 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.

Meghan Freitas
NOTARY PUBLIC SIGNATURE

Meghan Freitas
Printed Name of Notary Public



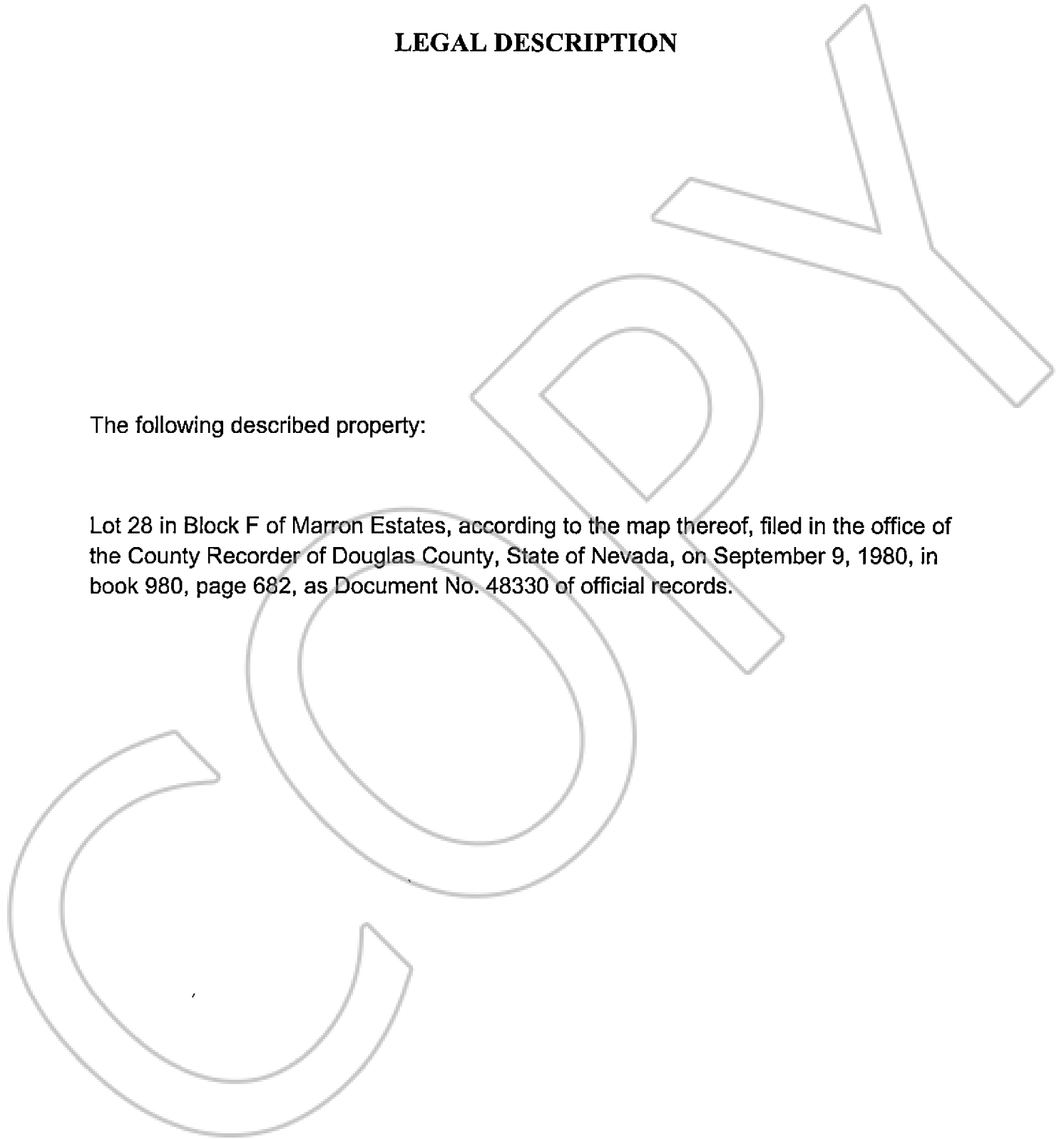
My commission expires: 10-15-2024

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

EXHIBIT "A"
LEGAL DESCRIPTION

The following described property:

Lot 28 in Block F of Marron Estates, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 9, 1980, in book 980, page 682, as Document No. 48330 of official records.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a. 1220-20-001-056
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: <u>Verified Trust - js</u>	

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 7
b. Explain Reason for Exemption: Removing from trust for no consideration

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 *Frederick J. Andersen* Capacity: Grantor/Grantee

Signature *Kathryn L. Andersen* Capacity: Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Frederick J. & Kathryn L. Andersen
Address: 782 Marron Way
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Frederick J. & Kathryn L. Andersen
Address: 782 Marron Way
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: Closing USA, LLC
Address: 7665 Omnitech Place
City: Victor

Escrow # CL200098980LD
State: NY Zip: 14564