



KAREN ELLISON, RECORDER E05

**RECORDING COVER PAGE**

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APN# 1420-28-310-043

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

Nevada Quit Claim Deed

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

Mary E. Adamson

RETURN TO: Name Kathy J. Andrade-Bera

Address 2848 Hot Springs Rd

City/State/Zip Minden NV 89423

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name Kathy J. Andrade-Bera

Address 2848 Hot Springs Rd

City/State/Zip Minden NV 89423

This page provides additional information required by NRS 111.312 Sections 1-2.  
An additional recording fee of \$1.00 will apply.  
To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

**Prepared By**

Mary E. Adamson  
525 S Bayview  
Sunnyvale , California  
94086

**After Recording Return To**

Kathy Andrade-Bera  
2848 Hot Springs Rd  
Minden , Nevada  
89423

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Space Above This Line for Recorder's Use

**NEVADA QUIT CLAIM DEED**

State of Nevada

Douglas County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One dollar Dollars (\$1.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Kathy Andrade-Bera, a single individual, residing at 2848 Hot Springs Rd , Minden , Nevada, 89423.

Mary Adamson, a single individual, residing at 525 South Bayview , Sunnyvale , California, 94086.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Kathy Andrade-Bera, a single individual, residing at 2848 Hot Springs Rd, Minden , Nevada, 89423 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Douglas County, Nevada, to-wit:

Lot 68, Block D, as shown on the final map #PD99-02-04 for Saratoga Springs Estates unit 4, A planned development, recorded in the office of the county recorder of Douglas County, Nevada, on May 19, 2000, in book 0500, page 4445, as document No. 492337 and as shown on certificate of amendment recorded November 30, 2000 in book 1100, page 6042, as Document No 504169.

**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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature Kathy Andrade-Bera Date January 15 2021  
Print Name: Kathy Andrade-Bera  
Address: 2848 Hot Springs Rd , Minden , Nevada, 89423

Grantor's Signature Mary Adamson Date January 15 2021  
Print Name: Mary Adamson  
Address: 525 South Bayview , Sunnyvale , California, 94086

State of Nevada)

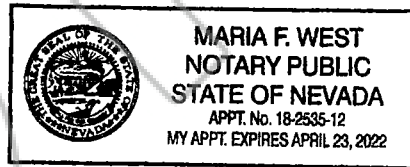
County of ) *Carson City*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *Kathy J. Andrade-Bera* whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this *22<sup>ND</sup>* day of *January*, 20*21*.

*[Signature]* (SEAL)  
Notary Public

My Commission Expires: *04-23-2022*



State of California)

County of Santa Clara county)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY E ADAMSON whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

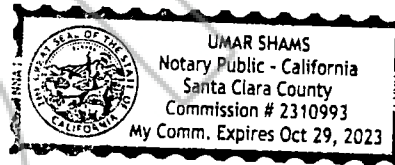
Given under my hand this 15<sup>th</sup> day of JANUARY, 2021.



(SEAL)

Notary Public

My Commission Expires: 10/29/2023



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-28-310-043  
 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'/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 \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 705  
 b. Explain Reason for Exemption: Removing a grantor transfer from mother to daughter  
 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 Kathy J. Bera Capacity: grantee  
 Signature Kathy J. Andrade-Bera Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Mary E Adamson  
 Address: 525 S. Bayview  
 City: Sunnyvale  
 State: CA Zip: 94086

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Kathy J. Andrade-Bera  
 Address: 2848 Hot Springs Rd  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED