

DOUGLAS COUNTY, NV

2021-962429

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

02/24/2021 08:26 AM

VISIONET SYSTEMS

KAREN ELLISON, RECORDER

E05

PARCEL IDENTIFICATION NUMBER: 142026401006

REQUESTED BY /

File Number: OS3200-20049047

After Recording, Send To:

Visionet Systems Inc.
111 Technology Dr
Pittsburgh, PA 15275

SEND TAX STATEMENTS/BILLS TO:

Jamie L. McNinch and William J. McNinch III

2817 E Valley Rd., Minden, NV 89423

QUITCLAIM DEED

Exempt: Section NRS 375.090(5): transfer between spouses

Jamie L. McNinch, who took title as a married woman as her sole and separate property, hereinafter grantor, whose tax-mailing address is **2817 E Valley Rd., Minden, NV 89423**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jamie L. McNinch** and **William J. McNinch III**, wife and husband, hereinafter grantees, whose tax mailing address is **2817 E Valley Rd., Minden, NV 89423**, 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 Minden, County of Douglas, State of NV, and is described as follows: Parcel 4C as shown on Parcel Map #3 for Raymond M. Smith and Cole S. M. Smith which recorded December 7, 1990 in Book 1290 of Official Records at Page 918, as Document No. 240591. Being the same property conveyed from Thomas E. Nishiguchi, an unmarried man and Danielle M. Nishiguchi, an unmarried woman who acquired title as husband and wife to Jamie L. McNinch a married woman as her sole and separate property by deed dated August 25, 2014 and recorded August 28, 2014 in Instrument # 0848741. APN: 142026401006

Property Address is: 2817 E Valley Rd., Minden, NV 89423

Prior instrument reference: **0848741**

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 12 February 2021, ~~2020~~ *gem*

Jamie L. McNinch

Jamie L. McNinch

STATE OF NEVADA
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on 12th February, 2021, ~~2020~~ *gem* by **Jamie L. McNinch** 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.



J. Marie Wilson

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 142026401006
 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 \$ _____
 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 5
 b. Explain Reason for Exemption: transfer between spouses

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: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jamie L. McNinch
 Address: 2817 E. Valley Road
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jamie L. McNinch
 Address: 2817 E. Valley Road
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Visionet Escrow # _____
 Address: 111 Technology Dr., Bldg 2
 City: Pgh. State: PA Zip: 15275

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED