

APN: 1220-03-112-015

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280212120

MAIL TAX STATEMENTS TO:
JOSEPH MICHAEL COOKE and SUSAN JO COOKE
1365 STODICK LANE
GARDNERVILLE, NV 89410

QUITCLAIM DEED

THIS DEED made and entered into on this 24th day of February, 2021, by and between **JOSEPH MICHAEL COOKE and SUSAN JO COOKE, TRUSTEES OF THE COOKE TRUST DATED JULY 18, 2019**, a mailing address of 1365 STODICK LANE, GARDNERVILLE, NV 89410, hereinafter referred to as Grantor(s) and **JOSEPH MICHAEL COOKE and SUSAN JO COOKE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 1365 STODICK LANE, 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:

LOT 27 OF BLOCK C, AS SHOWN ON THE MAP ENTITLED STODICK ESTATES SOUTH, PHASE 3, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED DECEMBER 22, 2005, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DOCUMENT NO. 664013, AND BY CERTIFICATE OF AMENDMENT RECORDED MAY 21, 2007 IN BOOK 507, PAGE 6752 AS DOCUMENT NO. 701493 OF OFFICIAL RECORDS.

Also known as: 1365 STODICK LANE, GARDNERVILLE, NV 89410

Prior instrument reference: Instrument Number: 2019-932690, Recorded: 07/29/2019

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 24th day of February, 20 21.

Joseph Michael Cooke
JOSEPH MICHAEL COOKE, TRUSTEE OF THE COOKE TRUST DATED JULY 18, 2019

Susan Jo Cooke
SUSAN JO COOKE, TRUSTEE OF THE COOKE TRUST DATED JULY 18, 2019

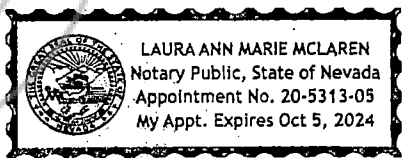
STATE OF Nevada
COUNTY OF Douglas

On February 24, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared JOSEPH MICHAEL COOKE and SUSAN JO COOKE 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.

Laura Ann Marie McLaren, Notary Public
NOTARY PUBLIC SIGNATURE

Laura Ann Marie McLaren
Printed Name of Notary Public



My commission expires: 10/05/2024

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-03-112-015
 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: Trust OK - JS	

- 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 07
 b. Explain Reason for Exemption: Removing property from trust without consideration

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 Joseph Michael Cooke Capacity: grantor and grantee
 Signature Susan Jo Cooke Capacity: grantor and grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Joseph Michael Cooke and Susan Jo Cooke **
 Address: 1365 Stodick Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joseph Michael Cooke and Susan Jo Cooke
 Address: 1365 Stodick Lane
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: niki costalez/Radian
 Address: 1000 GSK DR. Suite 210
 City: Coraopolis

Escrow # _____
 State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

** Trustees of the Cooke Trust dated July 18, 2019