

APN: 1320-33-810-004

RECORDING REQUESTED BY:

Mary Ann Vagenas  
1442 N. Marion Russell Dr.  
Gardnerville, NV 89410



KAREN ELLISON, RECORDER E07

AFTER RECORDATION, RETURN BY MAIL TO:

Mary Ann Vagenas, Trustee  
1442 N. Marion Russell Dr.  
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 15<sup>th</sup> day of March, 2021, by first party, Grantor, MARY ANN VAGENAS, an unmarried woman, whose post office address is 1442 North Marion Russell Drive, Gardnerville, NV 89410, to second party, Grantee, MARY VAGENAS, Trustee of THEVAGENAS TRUST Dated July 12, 2018, whose post office address is 1442 North Marion Russell Drive, Gardnerville, NV 89410.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Carson City, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

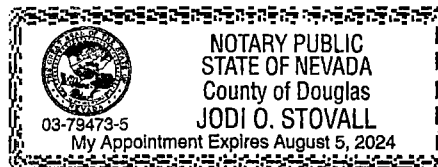
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

*Mary Ann Vagenas*  
Mary Ann Vagenas

STATE OF NEVADA )  
) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 15<sup>th</sup> day of MARCH, 2021, by Mary Ann Vagenas.

*Jodi O. Stovall*  
Notary Public

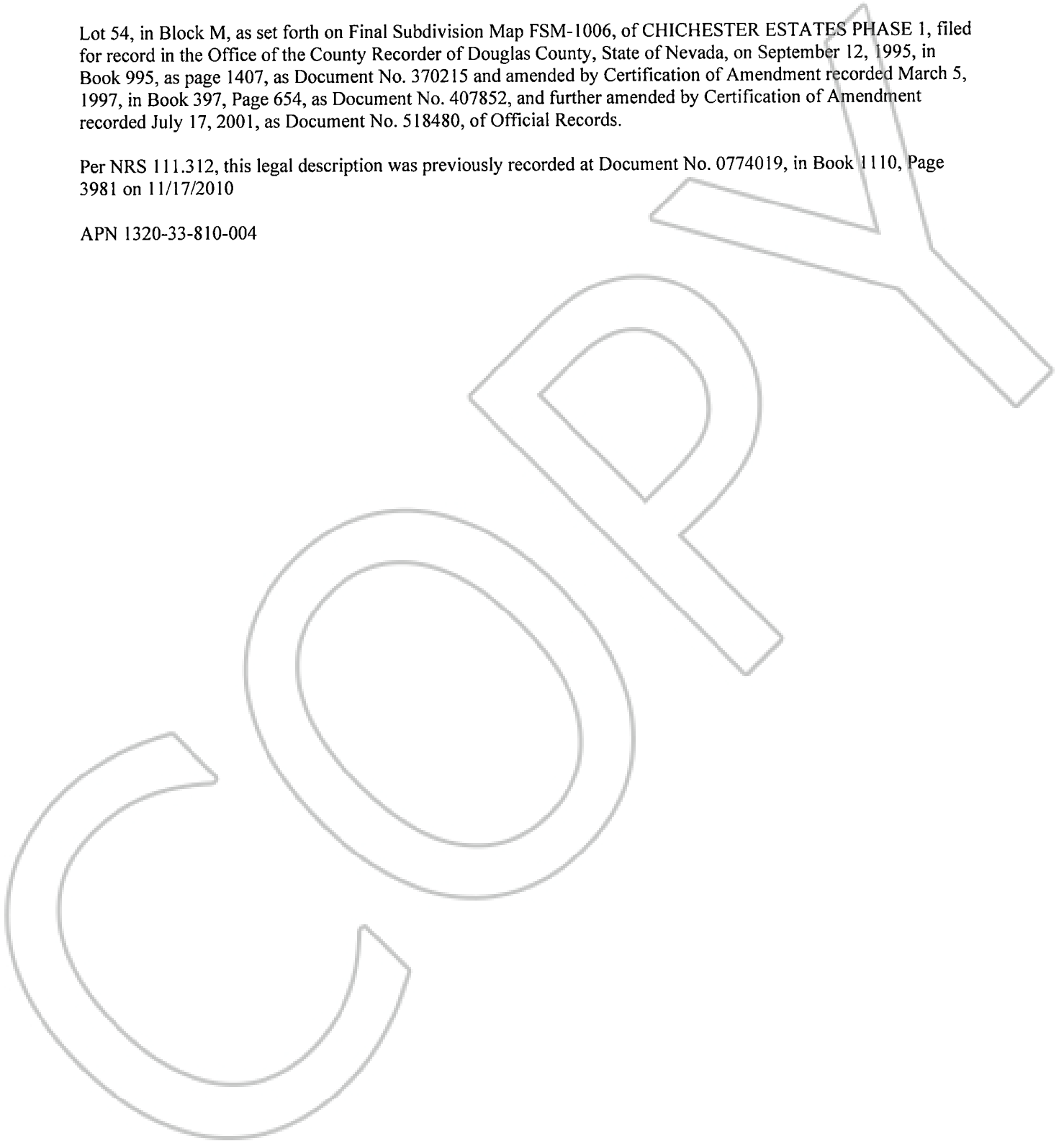


**EXHIBIT "A"**

Lot 54, in Block M, as set forth on Final Subdivision Map FSM-1006, of CHICHESTER ESTATES PHASE 1, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995, as page 1407, as Document No. 370215 and amended by Certification of Amendment recorded March 5, 1997, in Book 397, Page 654, as Document No. 407852, and further amended by Certification of Amendment recorded July 17, 2001, as Document No. 518480, of Official Records.

Per NRS 111.312, this legal description was previously recorded at Document No. 0774019, in Book 1110, Page 3981 on 11/17/2010

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1320-33-810-004  
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 \_\_\_\_\_

|  |            |
|--|------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |            |
| BOOK _____                             | PAGE _____ |
| DATE OF RECORDING: _____               |            |
| NOTES: <u>Trust OK - J</u>             |            |

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 7  
b. Explain Reason for Exemption: Transfer to Trust without 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 \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor

Signature Mary Ann Vagenas Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Mary Ann Vagenas  
Address: 1442 N. Marion Russell Dr.  
City: Gardnerville  
State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Mary Vagenas, Trustee  
Address: 1442 N. Marion Russell Dr.  
City: Gardnerville  
State: NV Zip: 89410

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)