

**Assessor's Parcel Number:**  
1420-28-111-022



**Prepared By:**  
Kevin Allen, Violeta Marissa Allen, John Ossenkop

KAREN ELLISON, RECORDER E04

**After Recording Return To:**  
John Ossenkop  
2959 Hot Springs Rd.  
Minden, Nevada 89423

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On March 18, 2021 THE GRANTOR(S),

- Kevin Allen and Violeta Marissa Allen, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- John Ossenkop, a single person, residing at 2959 Hot Springs Rd., Minden, Douglas County, Nevada 89423

the following described real estate, situated in Minden, in the County of Douglas, State of Nevada

Legal Description: See attached *Exhibit A*

Description is as it appears in Document No. 341498, Official Records, Douglas County, Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any

part thereof.

Mail Tax Statements To:  
John Ossenkop  
2959 Hot Springs Rd.  
Minden, Nevada 89423

**[SIGNATURE PAGE FOLLOWS]**



**Grantor Signatures:**

DATED: 3/18/2021

[Signature]

Kevin Allen  
1317 Santa Cruz Dr.  
Minden, Nevada  
89423

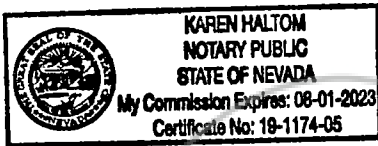
DATED: 3-18-2021

[Signature]

Violeta Marissa Allen  
1317 Santa Cruz Dr.  
Minden, Nevada  
89423

STATE OF NEVADA, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this 18<sup>th</sup> day of March, 2021 by Kevin Allen and Violeta Marissa Allen.



[Signature]  
Notary Public

Nevada Public Notary  
Title (and Rank)

My commission expires 08-01-2023

**EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY**

COPY

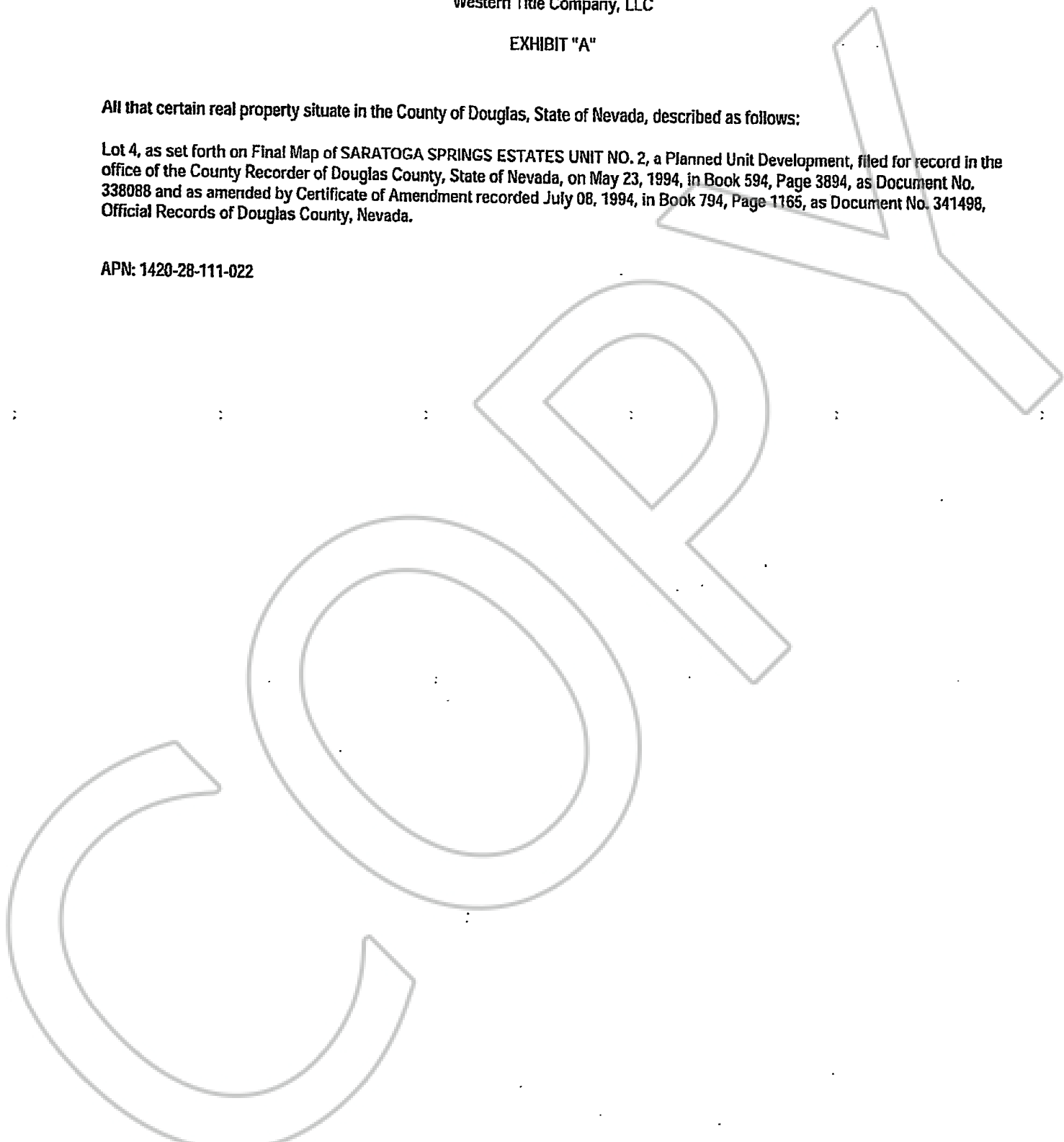
FIRST AMERICAN TITLE INSURANCE COMPANY  
Issued by  
Western Title Company, LLC

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 4, as set forth on Final Map of SARATOGA SPRINGS ESTATES UNIT NO. 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 23, 1994, in Book 594, Page 3894, as Document No. 338088 and as amended by Certificate of Amendment recorded July 08, 1994, in Book 794, Page 1165, as Document No. 341498, Official Records of Douglas County, Nevada.

APN: 1420-28-111-022



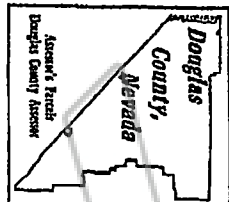
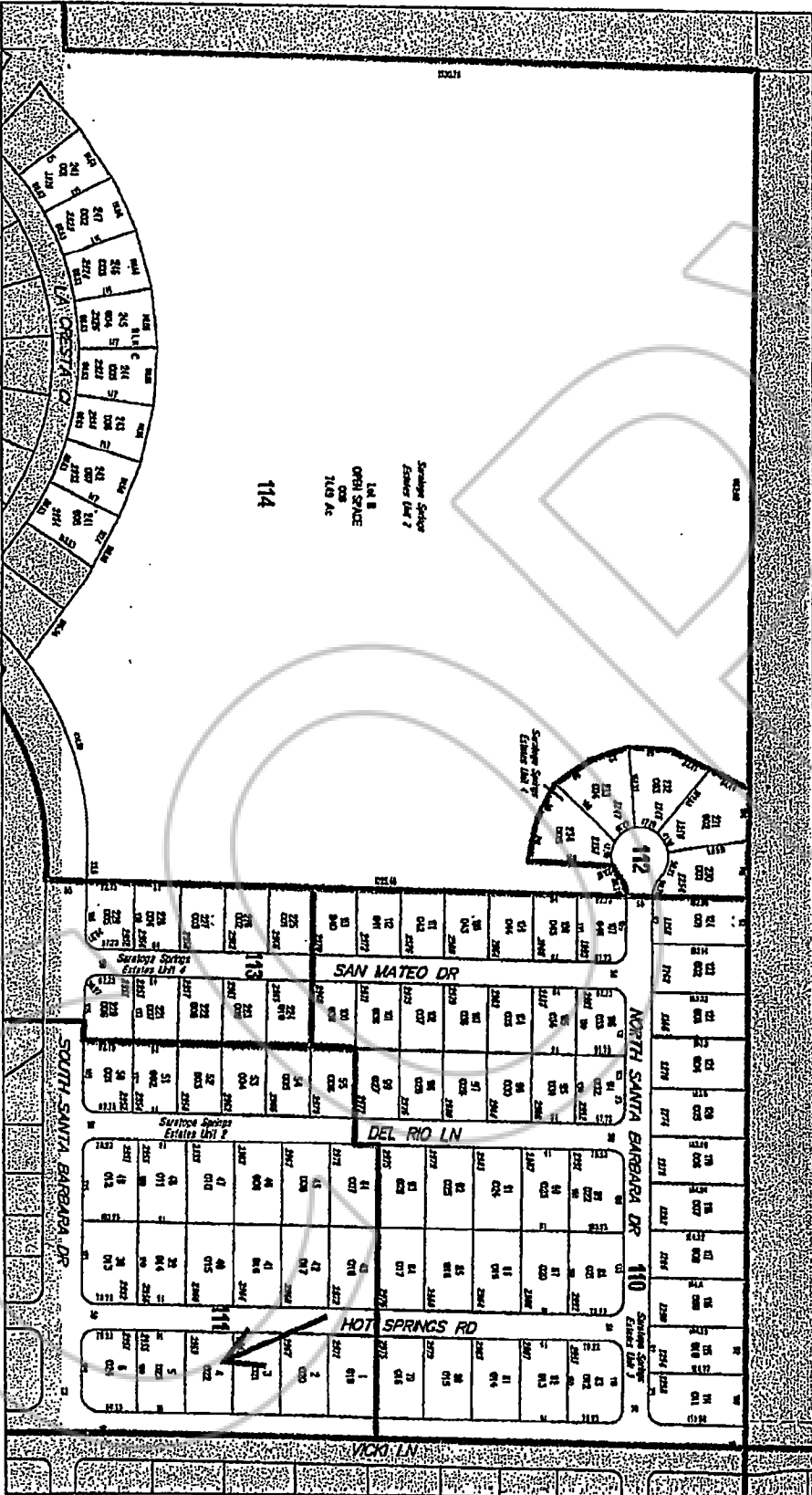
ISA  
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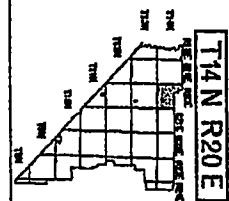
\_\_\_\_\_  
Initial

NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



### Map Legend

	Parcel Boundary		Parcel Number
	Subd Boundary		Parcel Sub/Seq Number
	Estement - See Recorded Documents		Parcel Acreage
	Town Boundary		Parcel Block Number
	Township/Range/Section		Parcel Lot Number
	Open Space/Conserv. Easement		Parcel Address
	Receiving Area		



SEC. 28				
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30

N 2 NW 4	
1	2
3	4
5	6
7	8

1420-28-1

SCALE: 1" = 200'

REVISED: 03/14/2000

# STATE OF NEVADA DECLARATION OF VALUE

## FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: 3/18/21

Notes: Doc# 952357

### 1. Assessor Parcel Number (s)

- (a) 1420-28-111-022  
 (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

### 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: 4

b. Explain Reason for Exemption: TRANSFER OF TITLE WITHOUT CONSIDERATION FROM JOINT TENANTS TO ONE REMAINING TENANT.

### 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 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 JOINT TENANT

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)  
 Print Name: KEVIN AIKEN  
 Address: 1317 SANTACILUZ DR.  
 City: MINDEN  
 State: NV Zip: 89423

### BUYER (GRANTEE) INFORMATION

(REQUIRED)  
 Print Name: JOHN OSSENKOP  
 Address: 2959 HOT SPRINGS ROAD  
 City: MINDEN  
 State: NV Zip: 89423

### 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)