

DOUGLAS COUNTY, NV

2021-964844

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

04/05/2021 01:52 PM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E03

APN: 1219-15-001-021

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280225408

MAIL TAX STATEMENTS TO:

RICHARD W. GREGORIO AND DENISE M. GREGORIO
975 Sheridan Lane
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 31st day of March, 2021, by and between **RICHARD W. GREGORIO A/K/A RICHARD GREGORIO AND DENISE M. GREGORIO WHO ERRONEOUSLY TOOK TITLE AS GREGORIO DENISE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 975 Sheridan Lane, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **RICHARD W. GREGORIO AND DENISE M. GREGORIO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 975 Sheridan Lane, Gardnerville, NV 89460, 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:

A PARCEL OF LAND SITUATE IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 19 EAST. M.D. B. AND M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1, ON THAT CERTAIN PARCEL MAP NO. 1 FORWEYHER CONSTRUCTION COMPANY TRUST, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 11, 1979, AS DOCUMENT NO. 34393, OFFICIAL RECORDS.

Also known as: 975 Sheridan Lane, Gardnerville, NV 89460

Prior instrument reference: 2020-949639, Recorded: 07/24/2020

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 31st day of March, 20 21.

[Signature]
RICHARD W. GREGORIO A/K/A RICHARD GREGORIO

[Signature]
DENISE M. GREGORIO WHO ERRONEOUSLY TOOK TITLE AS GREGORIO DENISE

STATE OF Nevada
COUNTY OF Douglas

On March 31, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared RICHARD W. GREGORIO A/K/A RICHARD GREGORIO AND DENISE M. GREGORIO WHO ERRONEOUSLY TOOK TITLE AS GREGORIO DENISE 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.

[Signature]
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. 1219-15-001-021
 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 \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Correcting spouses name

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: [Handwritten Signature] Capacity: Grantor

Signature: [Handwritten Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: RICHARD W. GREGORIO A/K/A RICHARD GREGORIO AND
 Address: DENISE M. GREGORIO WHO ERRONEOUSLY TOOK TITLE AS GREGORIO DENISE, HUSBAND AND WIFE, AS JOINT T
 City: ENANTS WITH RIGHT OF SURVIVORSHIP
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: RICHARD W. GREGORIO AND DENISE M. GREGORIO, HUSBAND AND WIFE, AS
 Address: 975 Sheridan Lane,
 City: Gardnerville
 State: nv Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: RADIAN Escrow # 1280225408-2
 Address: 1000 GSK DRIVE SUITE 210
 City: CORAOPOLIS State: PA Zip: 15108