

DOUGLAS COUNTY, NV

2021-964941

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

04/06/2021 01:53 PM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E07

APN: 1320-29-117-039

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280234767

MAIL TAX STATEMENTS TO:

AMBROSINA E. KNEELAND
1092 Daphne Court
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 1st day of April, 2021, by and between **AMBROSINA E. KNEELAND, AS SOLE TRUSTEE OF THE KNEELAND FAMILY AGREEMENT U/D/T 12/7/94**, a mailing address of 1092 Daphne Court, Minden, NV 89423, hereinafter referred to as Grantor(s) and **AMBROSINA E. KNEELAND, AN UNMARRIED WOMAN**, a mailing address of 1092 Daphne Court, Minden, NV 89423, 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 175, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 5, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 10, 1994, IN BOOK 294 OF OFFICIAL RECORDS PAGE 1845, AS DOCUMENT NO. 329790.

Also known as: 1092 Daphne Court, Minden, NV 89423

Prior instrument reference: Instrument Number: 2020-947433, Recorded: 06/10/2020

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 1st day of April, 2021.

Ambrosina E. Kneeland
**AMBROSINA E. KNEELAND, AS SOLE TRUSTEE OF
THE KNEELAND FAMILY AGREEMENT U/D/T 12/7/94**

STATE OF Nevada
COUNTY OF Douglas

On April 1, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared **AMBROSINA E. KNEELAND, AS SOLE TRUSTEE OF THE KNEELAND FAMILY AGREEMENT U/D/T 12/7/94** 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. 1320-29-117-039
 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: 4/6/21 Trust Ok~A.B.
 Notes: _____

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if certificate of trust is presented at the time of transfer

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 Ambrosina E. Kneeland Capacity: Grantor

Signature Ambrosina E. Kneeland Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: AMBROSINA E. KNEELAND, AS*
 Address: 1092 Daphne Court
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: AMBROSINA E. KNEELAND, an**
 Address: 1092 Daphne Court
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Radian Settlement Svcs Escrow # 1280234767
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*SOLE TRUSTEE OF THE KNEELAND FAMILY AGREEMENT U/D/T 12/7/94

**unmarried woman