

PARCEL IDENTIFICATION NUMBER: 142007611035

File Number: ORG-65088

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

SEND TAX STATEMENTS/BILLS TO:

Anthony Royce
3551 SHADOW LANE, CARSON CITY, NV 89705

QUITCLAIM DEED

Exempt: Section NRS 375.090(5): a transfer of title recognizing the true status of ownership of the real property.

Anthony C. Royce, married to **Jennifer Laaker-Royce**, hereinafter grantor, whose tax-mailing address is **3551 SHADOW LANE, CARSON CITY, NV 89705**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Anthony Royce**, a married man, hereinafter grantee, whose tax mailing address is **3551 SHADOW LANE, CARSON CITY, NV 89705**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows: Lot 4 in Block F of the Final Map of Sunridge Heights Phase 2, a Planned Unit Development Filed for Record in the Office of the County Recorder of Douglas County, State of Nevada, on September 30, 1993, Book 993, Page 6482 as Document No. 319089. APN: 142007611035 Being the same premises conveyed from Margaret R. Royce, an unmarried woman who acquired title as Margaret R. Royce to Anthony C. Royce in a deed dated 01/12/2011 and recorded date 01/31/2011 in Instrument Number 777875, Book 111 , Page 6962 of the official records.

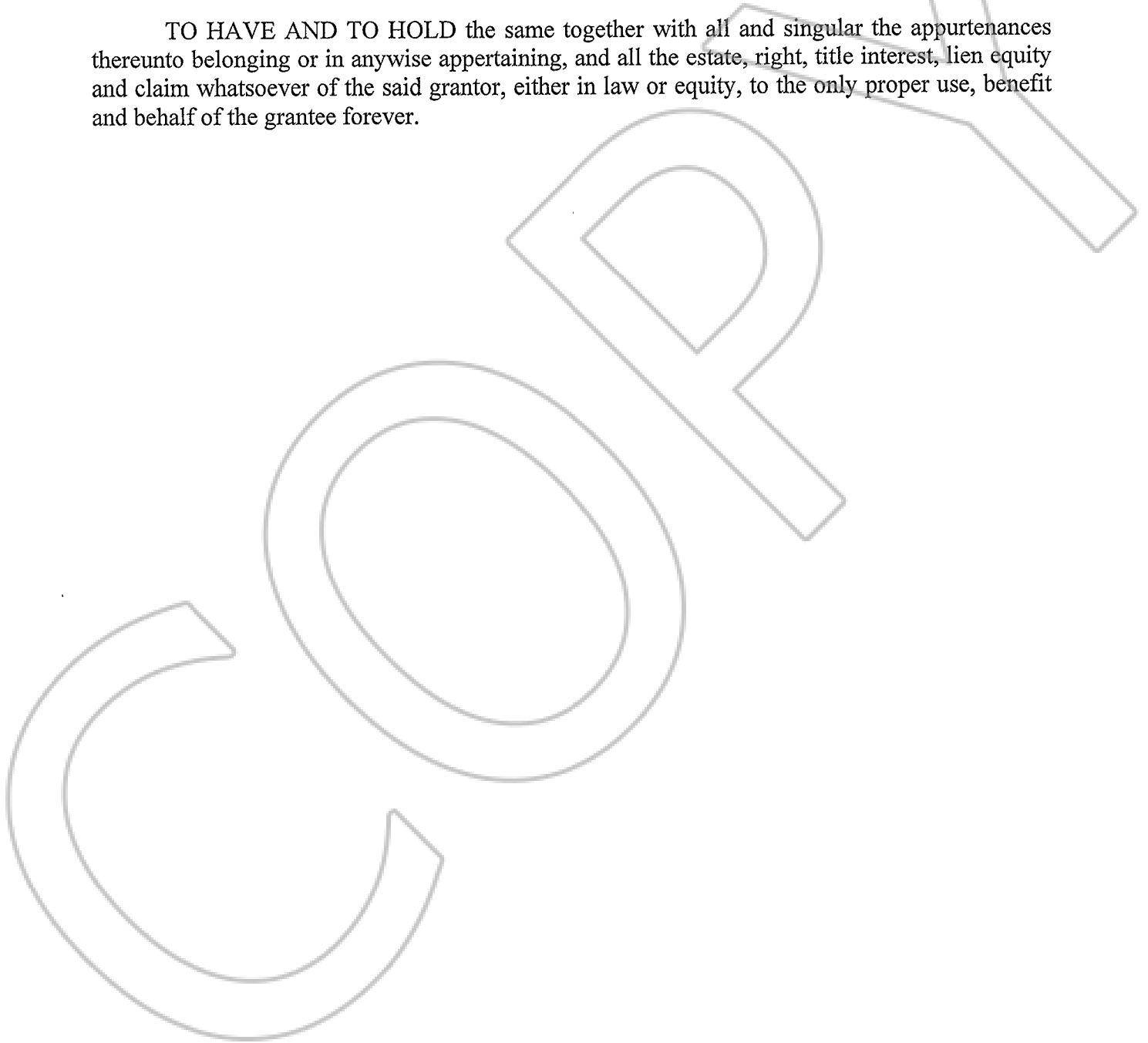
Property Address is: 3551 SHADOW LANE, CARSON CITY, NV 89705

Prior instrument reference: **777875, Official Records Book 111, Page 6962**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

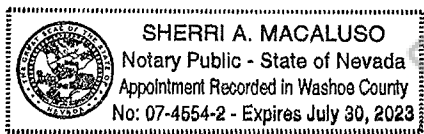


Executed by the undersigned on March 3rd, 2021:

Anthony C. Royce
Anthony C. Royce

STATE OF Nevada
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 3, 2021 by Anthony C. Royce who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Sherrri A. Macaluso
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

Executed by the undersigned on March 3, 2021:

Jennifer Laaker-Royce
Jennifer Laaker-Royce

STATE OF Nevada
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 3, 2021 by **Jennifer Laaker-Royce** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Sherrri Macaluso
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 142007611035
 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

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 \$

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: removing spouse from title

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 [Signature] Capacity: GRANTOR
 Signature [Signature] Capacity: GRANTEE

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

Print Name: Anthony C. Royce and Jennifer Leaker-
 Address: 3551 SHADOW LANE, CARSON CITY, ROYCE
NV 89705
 City: _____
 State: _____ Zip: _____

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

Print Name: Anthony Royce
 Address: 3551 SHADOW LANE,
CARSON CITY, NV 89705
 City: _____
 State: _____ Zip: _____

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

Print Name: Visionet Systems Inc. Escrow # _____
 Address: 111 Technology Dr
 City: Pittsburgh, PA 15275 State: _____ Zip: _____