

APN: 1220-25-501-018

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280230798

MAIL TAX STATEMENTS TO:

MERILL G. SEPT and STACEY R. SEPT
591 Stagecoach Road
Gardnerville, NV 89410

QUITCLAIM DEED

THIS DEED made and entered into on this 10TH day of APRIL, 2021, by and between **MERILL G. SEPT, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, a mailing address of 591 Stagecoach Road, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **MERILL G. SEPT AND STACEY R. SEPT, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 591 Stagecoach Road, Gardnerville, NV 89410, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 591 Stagecoach Road, Gardnerville, NV 89410

Prior instrument reference: Instrument Number: 2017-901413, Recorded: 07/14/2017

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 10 day of April, 2021

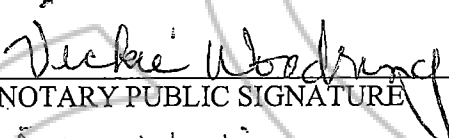


MERILL G. SEPT

STATE OF Nevada
COUNTY OF Douglas

On 04/10/2021, before me, the undersigned, a Notary Public in and for said State personally appeared MERILL G. SEPT 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.

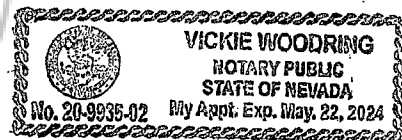


NOTARY PUBLIC SIGNATURE

Vickie Woodring

Printed Name of Notary Public

My commission expires: May 22, 2024



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTHERLY ALONG THE EAST 1/16TH LINE, A DISTANCE OF 150.00 FEET; THENCE LEAVING SAID LINE NORTH 84°30'00" EAST, A DISTANCE OF 222.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,050.00 FEET AND A CENTRAL ANGLE OF 06°30'00" THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 119.12 FEET; THENCE SOUTH 15°00'00" EAST, A DISTANCE OF 196.08 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER: THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 389.40 FEET; MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 1, SECTION 25, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF NEVADA, STATE OF NEVADA, AS DESCRIBED IN A PATENT FROM THE UNITED STATES OF AMERICA RECORDED MAY 22, 2003 IN BOOK 0503 PAGE 11845 AS DOCUMENT NO. 577719 OF OFFICIAL RECORDS OF SAID DOUGLAS COUNTY.

PARCEL 3:

RIGHT-OF-WAY TO CONSTRUCT, OPERATE, MAINTAIN AN ACCESS ROAD ACROSS PUBLIC LANDS AS SET FORTH IN RIGHT-OF-WAY GRANT, SERIAL NUMBER N-66476 ISSUED BY THE UNITED STATES BUREAU OF LAND MANAGEMENT, RECORDED ON OCTOBER 10, 2000 IN BOOK 1000, PAGE 1743, AS DOCUMENT NO. 501140, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. **PREVIOUSLY RECORDED DOCUMENT # 2017-901413 ON 07/14/2017**

Parcel Number: 1220-25-501-018

PROPERTY COMMONLY KNOWN AS: 591 Stagecoach Road, Gardnerville, NV 89410

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-25-501-018
 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: _____
 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 5
 b. Explain Reason for Exemption: adding spouse

5. Partial Interest: Percentage being transferred: 50 %
 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 Stacey R Sept Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: MERRILL SEPT
 Address: 591 STAGECOACH RD
 City: GARDNERVILLE
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Stacey Sept
 Address: 591 Stagecoach Rd.
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: radian settlement services inc Escrow # _____
 Address: 1000 GSK dr, suite 210
 City: Coraopolis, State: PA Zip: 15108