

DOUGLAS COUNTY, NV **2021-965928**  
RPTT:\$1111.50 Rec:\$40.00  
\$1,151.50 Pgs=2 04/21/2021 02:39 PM  
SERVICELINK EAST ESCROW  
KAREN ELLISON, RECORDER

**PARCEL IDENTIFICATION NUMBER: 122021111089**

**Commitment Number: 27712024**  
**Seller's Loan Number: 0571594829**

**After Recording Return To:**  
**ServiceLink**  
**1355 Cherrington Parkway**  
**Moon Township, PA 15108**

**SEND TAX STATEMENTS/BILLS TO:**  
**PENNY L. VENABLE and MARK STUART HANEL**  
**1219 W. Cottage Loop, Gardnerville, NV 89460**

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**QUITCLAIM DEED**

**PENNY L. VENABLE**, a single woman, whose mailing address is **1219 W. Cottage Loop, Gardnerville, NV 89460**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **PENNY L. VENABLE, single, and MARK STUART HANEL, single**, as Joint Tenants, hereinafter grantees, whose tax mailing address is **1219 W. Cottage Loop, Gardnerville, NV 89460**, 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 23 AS SHOWN ON THE AMENDED FINAL MAP OF COTTAGES AT CARSON VALLEY, PHASE 1, A PLANNED DEVELOPMENT NO. PD 05-003-3, AN AMENDMENT OF HERITAGE NEVADA SENIOR HOUSING, A PLANNED DEVELOPMENT NO. PD 05-003, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON JUNE 20, 2017, AS DOCUMENTS NO. 2017-900311, OFFICIAL RECORDS.**

**Assessor's Parcel No: 1220-21-111-089**

**Property Address is: 1219 W. Cottage Loop, Gardnerville, NV 89460**

Prior instrument reference: 2018-918519

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantees forever.

Executed by the undersigned on December 22, 2020:

Penny L. Venable  
PENNY L. VENABLE

STATE OF Nevada  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on December 22, 2020 by PENNY L. VENABLE who is personally known to me or has produced Drivers 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.



[Signature]  
Notary Public

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 122021111089  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 284,600.00  
 b. Deed in Lieu of Foreclosure Only (value of property (N/A) )  
 c. Transfer Tax Value: \$ 284,600.00  
 d. Real Property Transfer Tax Due \$ 1,111.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Penny L Venable Capacity: 100%

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: PENNY L. VENABLE, a single woman

Address: 1219 W. Cottage Loop,  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: PENNY L. VENABLE, single, and MARK STUART HANEL, single, as Joint Tenants

Address: 1219 W. Cottage Loop,  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: ServiceLink  
 Address: 1355Cherrington Parkway  
 City: Moon Township

Escrow # 27712024  
 State: PA Zip: 15108