



KAREN ELLISON, RECORDER

Requested By:

Name: Richard D. Ford
Address: 1412 Johnson Lane
Minden, NV 89423

After Recording Return To

Name: Richard D. Ford
Address: 1412 Johnson Lane
Minden, NV 89423

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

STATE OF NEVADA

COUNTY OF DOUGLAS

FOR NO CONSIDERATION, Richard D. Ford,
an unmarried man who is located at and resides at
1472 Johnson Lane, Minden, NV 89423
(hereinafter referred to as "Grantor")

hereby do Conveys, Release, and Forever Quit Claim to

The Grantee, WESTERN NEVADA PROPERTIES, LLC
a Nevada limited liability company located at
859 Ophir Peak Road, Incline Village, NV 89451
(hereinafter referred to as "Grantee")

all the rights, title, interest, and claim in or to the following described
real estate, situated in the County of Douglas, State of Nevada to-wit:

Lot 5, as shown on map of EL RANCHO ESTATES, filed for record in
the office of the County Recorder of Douglas County, Nevada on
April 23, 1962 in Book 11, Page 348, as Document No. 19910

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

GRANTOR:


Richard D. Ford

Address: 1412 Johnson Lane
Minden, NV 89423

STATE OF NEVADA)

COUNTY OF DOUGLAS)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD D. FORD whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day of same date.

Given under my hand this 23rd day of April, 2021.




Notary Public

My Commission Expires: August 01, 2023

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-34-811-029
 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. Total Value/Sales Price of Property: \$450,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$450,000.00
 Real Property Transfer Tax Due: \$1,755.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %

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 _____ Capacity _____ Grantor
 Signature _____ Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Richard D. Ford
 Address: 1412 Johnson Lane
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Western Nevada Properties LLC
 Address: 859 Ophir Peak Road
 City: Incline Village
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Richard D. Ford Escrow # N/A
 Address: 1412 Johnson Lane
 City: Minden State: NV Zip: 89423