

DOUGLAS COUNTY, NV

2021-966625

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/30/2021 10:20 AM

MORTGAGE CONNECT LP - VENDOR ID 38044

KAREN ELLISON, RECORDER

E05

**PARCEL IDENTIFICATION NUMBER: 1419-26-710-006**

After Recording, Return To:  
MORTGAGE CONNECT, LP  
600 CLUBHOUSE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1649469

**SEND TAX STATEMENTS/BILLS TO:**

**Walter T. Bell**  
2870 Cloudburst Canyon Drive  
Genoa, NV 89411

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### QUITCLAIM DEED

**Exempt: Section NRS 375.090(5): A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.**

**Walter T. Bell**, married to **Susan Bell**, who joins this deed to disclaim all marital rights to the property conveyed herein, hereinafter grantor, whose tax-mailing address is **2870 Cloudburst Canyon Drive, Genoa, NV 89411**, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Walter T. Bell**, a married man, as his sole and separate property, hereinafter grantee, whose tax mailing address is **2870 Cloudburst Canyon Drive, Genoa, NV 89411**, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **816600, Official Records Book 113, Page 5472** recorded on **01/18/2013**

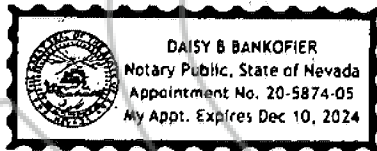
Executed by the undersigned on April 26, 2021:

Walter Bell  
Walter T. Bell

Susan Bell  
Susan Bell

STATE OF NEVADA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on 04/26, 2021 by **Walter T. Bell and Susan Bell**, each who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, each aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Daisy B Bankofier  
Notary Public  
Exp. 12/10/2024.

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.

**EXHIBIT A  
(LEGAL DESCRIPTION)**

**PARCEL 1;** Lot 21, Block C, of the Final Subdivision Map, a Planned Unit Development, PD-0016/LDA 02-008 for CANYON CREEK MEADOWS, PHASE 1. Filed in the office of the Douglas County Recorder, State of Nevada, on February 4, 2004. In Book 0204, at Page 4470, as Document No. 604356.

**PARCEL 2:** Together with the following easements for Access; An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, as Document No. 403934, in Book 1296, Page 4911, of the Official Records of Douglas County, Nevada. A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367. In Book 298, Page 4658, of the Official Records of Douglas County, Nevada. An easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004, as Document No. 603676, in Book 0204, Page 862 of the Official Records of Douglas County, Nevada. A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 0204, Page 0954, as Document No. 603680, of the Official Records of Douglas County, Nevada. A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE I, according to the plat thereof filed on February 11, 2004, in Book 0204, Page 4470, as Document No. 604356, of the Official Records of Douglas County, Nevada.

**PARCEL 3;** Also Together with the following Reservations. Easements and Covenants for the benefit of Parcel I, herein; Reservations pursuant to document entitled "Entry Reservation Memorandum for Parcel 14" recorded March 31, 2005. in Book 0305, Page 14360, as Document No. 640525, Official Records, Douglas County, Nevada; Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 0305, Page 14366, as Document No. 640526, Official Records. Douglas County, Nevada; Covenants pursuant to document entitled "Parcel 10 Memorandum", recorded March 31, 2005 in Book 0305, Page 14373, as Document No. 640527, Official Records, Douglas County, Nevada; Covenants pursuant to document entitled "TC Parcels Memorandum", recorded March 31, 2005 in Book 0305, Page 14381, as Document No. 640528, Official Records and amended by document recorded March 31, 2005 in Book 0305, Page 14388 as Document No. 640529, Official Records, Douglas County, Nevada;

**PROPERTY ADDRESS** 2870 Cloudburst Canyon Drive, Genoa, NV 89411

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1419-26-710-006  
 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 \$ 0.00  
 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 5  
 b. Explain Reason for Exemption: Relinquishing spousal interest

5. Partial Interest: Percentage being transferred: 100 %

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 Walter T Bell Capacity: Borrower

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

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

Print Name: Walter T. Bell, joined by spouse Susan Bell

Address: 2870 Cloudburst Canyon Drive  
 City: Genoa  
 State: NV Zip: 89411

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

Print Name: Walter T. Bell

Address: 2870 Cloudburst Canyon Drive  
 City: Genoa  
 State: NV Zip: 89411

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

Print Name: Mortgage Connect, LP  
 Address: 600 Clubhouse Dr  
 City: Moon Township

Escrow # \_\_\_\_\_  
 State: PA Zip: 15108