

A.P.N.: 1320-30-113-003
File No: 143-2622651 (mk)

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=2
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER
2021-966691
04/30/2021 01:56 PM
E05

When Recorded Return and Send Tax Statements To:
Cristina P. Coats,
1765 Shamrock Circle
Minden, NV 89423

R.P.T.T.: \$0.00 Exempt #5

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ralph Zastrow, husband of Grantee

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Cristina P. Coats, a married woman as her sole and separate property

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

PARCEL I

UNIT 3, AS SET FORTH ON THE MAP OF WESTWOOD PARK UNIT NO. II, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 25, 1987 IN BOOK 1187 AT PAGE 3848 AS DOCUMENT NO. 167352 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED MAY 5, 1988 IN BOOK 588 AT PAGE 536 AS DOCUMENT NO. 177431 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL II

TOGETHER WITH AN UNDIVIDED 1/25TH INTEREST IN AND TO THE COMMON AREA LYING WITHIN THE INTERIOR LINES AS SET FORTH ON THE MAP OF WESTWOOD PARK UNIT NO. II, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 25, 1987 IN BOOK 1187 AT PAGE 3848 AS DOCUMENT NO. 167352, OFFICIAL RECORDS.

"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

[Handwritten Signature]

Ralph Zastrow

4/29/2021

Date

STATE OF NEVADA)

)

:ss.

COUNTY OF DOUGLAS)

)

This instrument was acknowledged before me on this:

29 day of April, 2021,

By: **Ralph Zastrow**

[Handwritten Signature]



Notary Public

(My commission expires: 10/01/2024)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-113-003
 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	
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: \$0
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: #5
 b. Explain reason for exemption: Deed to remove spouse not on title with no consideration.
 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: [Signature]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Crystina P. Coats
 Address: 1765 Shamrock Circle
 City: Minden
 State: NV Zip: 89423

Print Name: Crystina P. Coats
 Address: 1765 Shamrock Circle
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company File Number: 143-2622651 mk/ mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)