

DOUGLAS COUNTY, NV

2021-970279

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/01/2021 02:00 PM

SILK TITLE & ESCROW LLC

KAREN ELLISON, RECORDER

E07

APN: 1420-35-311-003

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-170037-WCM

MAIL TAX STATEMENTS TO:
DALE C. WALTERS and KAREN A. WALTERS
2684 Nye Drive
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 20th day of April, 20 21, by and between **DALE C. WALTERS and KAREN A. WALTERS, TRUSTEES OF THE DALE CHARLES WALTERS AND KAREN ANN WALTERS REVOCABLE LIVING TRUST, DATED FEBRUARY 15, 1993, AND ANY AMENDMENTS THERTO WHO ACQUIRED TITLE AS, TRUSTEES OF THE DALE AND KAREN WALTERS TRUST AS RESTATED UDT SEPTEMBER 15, 2009**, a mailing address of 2684 Nye Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **DALE C. WALTERS and KAREN A. WALTERS, TRUSTEES OF THE DALE CHARLES WALTERS AND KAREN ANN WALTERS REVOCABLE LIVING TRUST, DATED FEBRUARY 15, 1993, AND ANY AMENDMENTS THERETO**, a mailing address of 2684 Nye Drive, Minden, NV 89423, 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:

LOT 106, AS SET FORTH ON THE FINAL SUBDIVISION MAP FSM NO. 94-04-03 FOR SKYLINE RANCH PHASE 3 FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA ON JULY 5, 2005, IN BOOK 705, PAGE 1491, AS DOCUMENT NO. 648689, OFFICIAL RECORDS.

Also known as: 2684 Nye Drive, Minden, NV 89423

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 20th day of APRIL, 2021.

Dale C. Walters

DALE C. WALTERS, TRUSTEE OF THE DALE AND KAREN WALTERS TRUST, ALSO KNOWN AS THE DALE CHARLES WALTERS AND KAREN ANN WALTERS REVOCABLE LIVING TRUST

Karen A. Walters

KAREN A. WALTERS, TRUSTEE OF THE DALE AND KAREN WALTERS TRUST, ALSO KNOWN AS THE DALE CHARLES WALTERS AND KAREN ANN WALTERS REVOCABLE LIVING TRUST

STATE OF NV
COUNTY OF Douglas

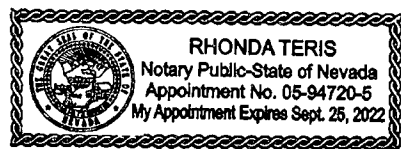
On 4-20-21, before me, the undersigned, a Notary Public in and for said State personally appeared DALE C. WALTERS, TRUSTEE OF THE DALE AND KAREN WALTERS TRUST ALSO KNOWN AS THE DALE CHARLES WALTERS AND KAREN ANN WALTERS REVOCABLE LIVING TRUST and KAREN A. WALTERS, TRUSTEE OF THE DALE AND KAREN WALTERS TRUST ALSO KNOWN AS THE DALE CHARLES WALTERS AND KAREN ANN WALTERS REVOCABLE LIVING TRUST and 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.

Rhonda Teris
NOTARY PUBLIC SIGNATURE

Rhonda Teris
Printed Name of Notary Public

My commission expires: 9-25-22



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

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORMSBY, CITY OF CARSON, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B. & M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE PRISON ROAD AND THE SECTION LINE BETWEEN SECTIONS 16 AND 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B. & M., THENCE SOUTH 89°59'30" WEST ALONG THE SOUTH LINE OF SAID PRISON ROAD A DISTANCE OF 743.82 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE MAP OF MONSON-LARSEN SUBDIVISION, CARSON CITY, ORMSBY COUNTY, NEVADA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF ORMSBY COUNTY, NEVADA, ON MARCH 27, 1959; THENCE SOUTH 0°09'30" EAST ALONG THE EASTERLY LINE OF SAID LOT 9 A DISTANCE OF 110 FEET TO A POINT ON THE NORTH LINE OF LOT 44 IN SAID MONSON-LARSEN SUBDIVISION; THENCE NORTH 89°59'30" EAST ALONG THE NORTHERLY LINE OF SAID LOT 44 AND ALONG THE NORTHERLY LINE OF LOT 43 A DISTANCE OF 85 FEET TO THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH 0°09'30" WEST ALONG THE WESTERLY LINE OF SAID LOT 7 A DISTANCE OF 110 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED PRISON ROAD; THENCE SOUTH 89°59'30" WEST ALONG THE SOUTHERLY LINE OF SAID PRISON ROAD A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN GRANT, BARGAIN AND SALE DEED, RECORDED JULY 26, 2002, AS DOCUMENT NO. 281417, OFFICIAL RECORDS, CARSON CITY, NEVADA.

PARCEL ID #004-031-02

Property Commonly Known As: 1321 East Fifth Street, Carson City, NV 89701
Parcel ID: 004-031-02

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
a. 1420-35-311-003
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
 Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: Trust OK - JS

- 3.a. Total Value/Sales Price of Property \$ \$985,000.00
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 7
b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer

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 [Signature] Capacity: agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dale C Walters and Karen A Walters
Address: 2684 Nye Drive
City: Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dale C Walters and Karen A Walters
Address: 2684 Nye Drive
City: Minden
State: NV Zip: 89423

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

Print Name: Silk Title Escrow # _____
Address: 300 Centerville Road South Sut 304
City: Warwick State: RI Zip: 02886