

APN: 1418-34-112-019

AFTER RECORDING RETURN TO:

Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210039567LD

MAIL TAX STATEMENTS TO:

Frank D'Angelo
Kathryn Bricker
228 Canyon Cir
Glenbrook, NV 89413

QUITCLAIM DEED

THIS DEED made and entered into on this 26th day of June, 2021, by and between **Frank D'Angelo and Kathryn Bricker A/K/A Kathryn Bricker D'Angelo, husband and wife, as joint tenants**, a mailing address of 228 Canyon Cir, Glenbrook, NV 89413, hereinafter referred to as Grantor(s) and **Frank D'Angelo and Kathryn Bricker, husband and wife, as joint tenants**, a mailing address of 228 Canyon Cir, Glenbrook, NV 89413, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 228 Canyon Cir, Glenbrook, NV 89413

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 26 day of June, 2021.

[Signature]
Frank D'Angelo

[Signature]
Kathryn Bricker

[Signature]
A/K/A Kathryn Bricker D'Angelo

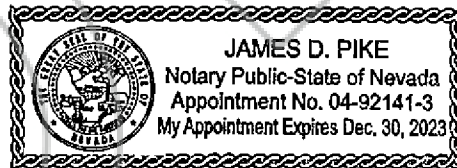
KATHRYN BRICKER D'ANGELO

STATE OF Nevada
COUNTY OF Douglas

On 6-26-2021, before me, the undersigned, a Notary Public in and for said State personally appeared Frank D'Angelo and Kathryn Bricker A/K/A Kathryn Bricker D'Angelo, 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.

[Signature]
Notary Public Signature
JAMES D. PIKE



[Signature]
Printed Name of Notary Public

My commission expires: 12-30-2023

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

NAME AFFIDAVIT

STATE OF Nevada

COUNTY OF Douglas

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the undersigned, **Kathryn Bricker**, who, after being duly sworn on oath, states that he/she is one and the same person as **Kathryn Bricker D'Angelo**.

Witness my signature this 26 day of June, 2021.

James D Pike

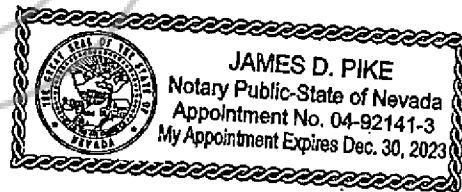
AFFIANT

Sworn and subscribed before me this 26 day of June, 2021.

James D Pike
JAMES D. PIKE

NOTARY PUBLIC

My commission Expires: 12-30-2023



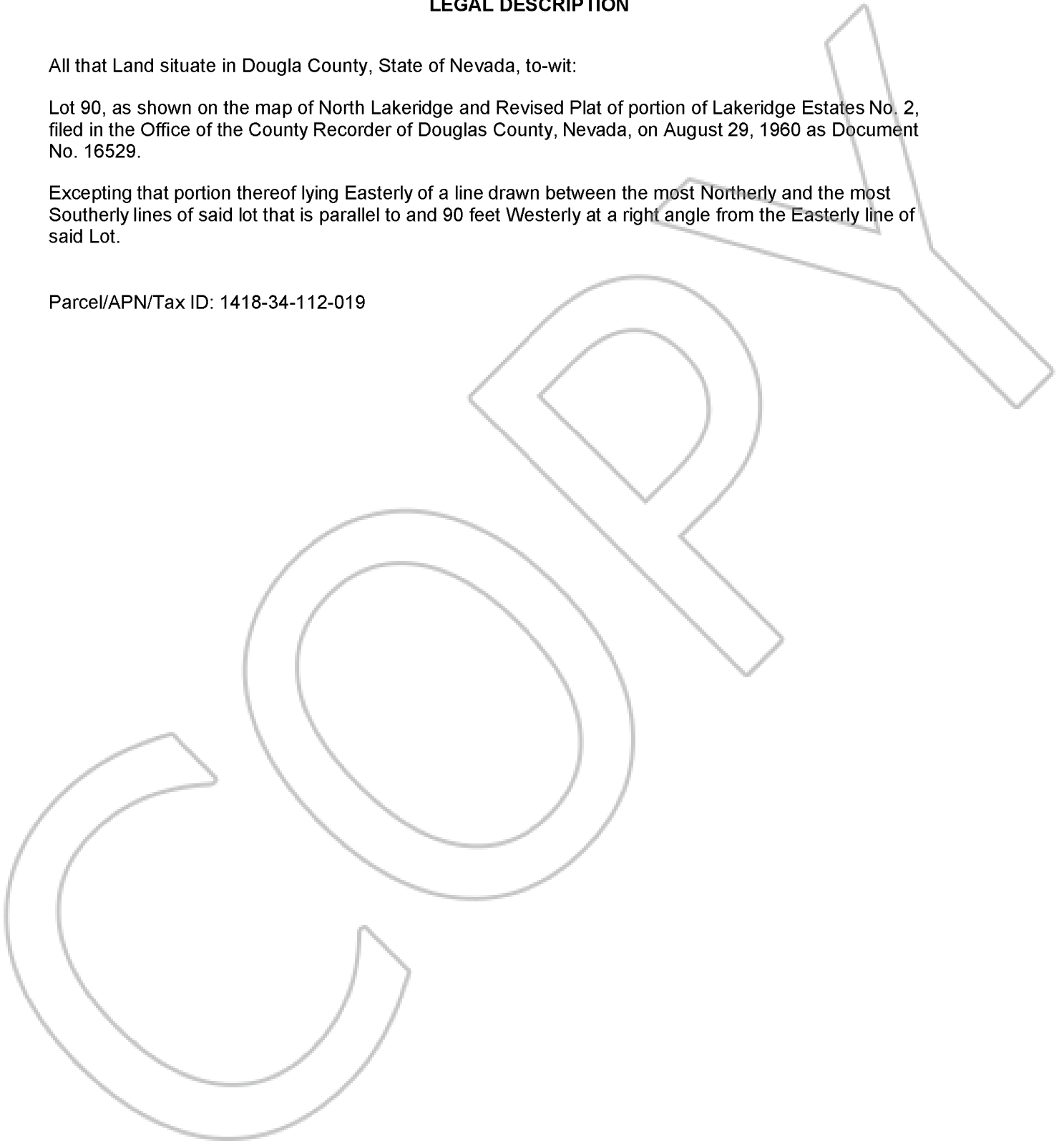
LEGAL DESCRIPTION

All that Land situate in Douglas County, State of Nevada, to-wit:

Lot 90, as shown on the map of North Lakeridge and Revised Plat of portion of Lakeridge Estates No. 2, filed in the Office of the County Recorder of Douglas County, Nevada, on August 29, 1960 as Document No. 16529.

Excepting that portion thereof lying Easterly of a line drawn between the most Northerly and the most Southerly lines of said lot that is parallel to and 90 feet Westerly at a right angle from the Easterly line of said Lot.

Parcel/APN/Tax ID: 1418-34-112-019



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1418-34-112-019
 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: _____	

- 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 3
 b. Explain Reason for Exemption: Amending name for no consideration

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 Courtney Pashalidis Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Frank D'Angelo and Kathryn Bricker
 Address: 228 Canyon Cir
 City: Glenbrook
 State: NV Zip: 89413

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Frank D'Angelo and Kathryn Bricker
 Address: 228 Canyon Cir
 City: Glenbrook
 State: NV Zip: 89413

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

Print Name: Closing USA, LLC
 Address: 7665 Omnitech Place
 City: Victor

Escrow # CL210039567LD
 State: NY Zip: 14564