

DOUGLAS COUNTY, NV

2021-971697

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/29/2021 11:53 AM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E07

APN: 1420-28-510-027

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280288172

MAIL TAX STATEMENTS TO:

CHARLES W. HARNDEN and ARLINE M. ZEIDLER
2957 Santa Maria Drive
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 26 day of July, 2021, by and between **C. WARREN HARNDEN and ARLINE M. ZEIDLER, AS TRUSTEES OF THE C. WARREN HARNDEN AND ARLINE M. ZEIDLER 2008 FAMILY TRUST, DATED SEPTEMBER 5TH, 2008**, a mailing address of 2957 Santa Maria Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **CHARLES W. HARNDEN and ARLINE M. ZEIDLER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 2957 Santa Maria 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2957 Santa Maria 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 26 day of July, 2021.

C. Warren Harnden, Trustee
C. WARREN HARNDEN, AS TRUSTEE OF THE C. WARREN HARNDEN AND ARLINE M. ZEIDLER 2008 FAMILY TRUST, DATED SEPTEMBER 5TH, 2008

Arline M. Zeidler, TRUSTEE
ARLINE M. ZEIDLER, AS TRUSTEE OF THE C. WARREN HARNDEN AND ARLINE M. ZEIDLER 2008 FAMILY TRUST, DATED SEPTEMBER 5TH, 2008

STATE OF Nevada
COUNTY OF Douglas

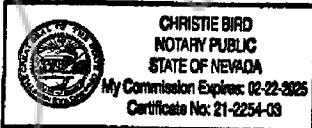
On July 26, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared C. WARREN HARNDEN and ARLINE M. ZEIDLER, AS TRUSTEES OF THE C. WARREN HARNDEN AND ARLINE M. ZEIDLER 2008 FAMILY TRUST, DATED SEPTEMBER 5TH, 2008, personally known to me (or proved to me on the basis 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.

Christie Bird
Notary Public Signature

Christie Bird
Printed Name of Notary Public

My commission expires: 2-22-25



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

EXHIBIT A
LEGAL DESCRIPTION

ALL RIGHT, TITLE AND INTEREST IN THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS:

LOT 43, IN BLOCK D, AS SHOWN ON THE OFFICIAL MAP OF MISSION HOT SPRINGS UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 1, 1987, IN BOOK 787, PAGE 001, AS DOCUMENT NO. 157492.

APN: 1420-28-510-027

PROPERTY COMMONLY KNOWN AS: 2957 SANTA MARIA DRIVE, MINDEN, NV 89423



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-28-510-027
 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 \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: remove from trust with no consideraion

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: July 26, 2021 **Grantor**

Signature: [Signature] Capacity: July 26, 2021 **Grantor**

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

Print Name: SEE ATTACHED EXHIBIT B
 Address: 2957 Santa Maria Drive
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: Charles W. Hamden and Ariane M. Zeidler
 Address: 2957 Santa Maria Drive
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: Radian Settlement Services, Inc. Escrow # _____
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

EXHIBIT "B"

SELLER/TRANSFEROR:

C. WARREN HARDEN and ARLINE M. ZEIDLER, AS TRUSTEES OF THE C. WARREN
HARDEN AND ARLINE M. ZEIDLER 2008 FAMILY TRUST, DATED SEPTEMBER 5TH,
2008

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