

DOUGLAS COUNTY, NV

2021-973183

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

08/27/2021 12:06 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E03

APN: 1022-29-411-038

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:

ORDER NUMBER: 461528

MAIL TAX STATEMENTS TO:

Christopher J. Thornton
3471 Topaz Lane
Gardnerville, NV 89410

RPTT: \$ _____, Ex: #05

[Space Above This Line For Recorder's Use]

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: that **CHRISTOPHER J. THORNTON** and **MARY LYNN WILSON**, husband and wife, who acquired title as **CHRISTOPHER J. THORNTON**, an unmarried man, and **MARY L. WILSON**, an unmarried woman, Grantors, for a **VALUABLE CONSIDERATION**, the receipt of which is hereby acknowledged,

Do hereby remise, release, and forever quitclaim to,

CHRISTOPHER J. THORNTON and **MARY LYNN WILSON**, husband and wife, as joint tenants with right of survivorship, Grantees, whose address is 3471 Topaz Lane, Gardnerville, NV 89410,

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

LOT 6, AS SHOWN ON THE AMENDED MAP OF TOPAZ LODGE SUBDIVISION, FIRST AND SECOND SECTIONS FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 16, 1958, AS DOCUMENT NO. 13594.

APN: 1022-29-411-038

Commonly known as: 3471 Topaz Lane, Gardnerville, NV 89410

Being the same property conveyed to **CHRISTOPHER J. THORTON**, an unmarried man, and **MARY L. WILSON**, an unmarried woman, as joint tenants, by Deed from **LAURIE PEARSON**, a widow, dated



PCL

461528DQTC01010104

November 28, 2018 and recorded November 30, 2018 as Instrument No. 2018-923071 of the Office of the County Clerk Recorder, County of Douglas, State of Nevada.

Subject To: Current taxes, Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantors, this 23rd day of August, 2021, sets Grantors' hand.

GRANTOR (1 of 2):

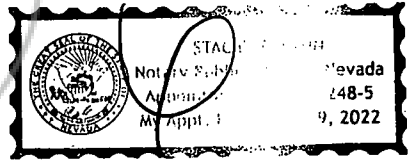
Chris J. Thornton
CHRISTOPHER J. THORNTON

STATE OF NEVADA)

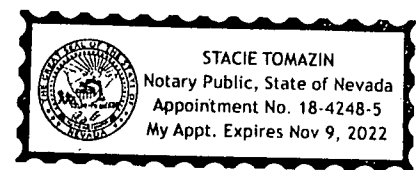
COUNTY/CITY OF Douglas) :SS

On the 23rd day of August, 2021, personally appeared before me, a Notary Public, **CHRISTOPHER J. THORNTON**, known or proven to me to be the person whose name is subscribed to the above instrument and who acknowledged that he executed the above instrument.

[Signature]
Notary Public
My Commission Expires: 11/9/2022



ST



IN WITNESS WHEREOF, the Grantors, this 23 day of Aug, 20 21, sets Grantors' hand.

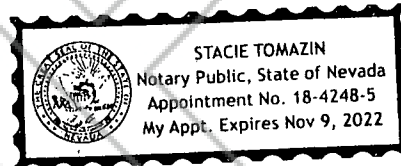
GRANTOR (2 of 2):

Mary Lynn Wilson
MARY LYNN WILSON

STATE OF NEVADA)
COUNTY/CITY OF Douglas) :SS

On the 23rd day of August, 20 21, personally appeared before me, a Notary Public, **MARY LYNN WILSON**, known or proven to me to be the person whose name is subscribed to the above instrument and who acknowledged that she executed the above instrument.

[Signature]
Notary Public
My Commission Expires: 11/9/2022




AFFIRMATION STATEMENT

(Check One)

I, the undersigned, hereby affirm that this document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS §239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of any person or persons as required by law: _____

(State Specific Law)



Signature

MELONY WITTHAUS

Printed Name

Agent

Title/Relationship to Transaction

PREPARED BY:
Denise Mikrut, Esq.
Nevada Bar ID: 6743



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1022-29-411-038
 - 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____
_____	_____

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 03
 - b. Explain Reason for Exemption: Recognize true status - change vesting to show married

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 _____ Capacity Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

Christopher J. Thornton and Mary Lynn Wilson, husband and wife, who ata Christopher J. Thornton, an unmarried man, and Mary L. Wilson, an unmarried woman

Print Name: _____
Address: 3471 Topaz Lane
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

Christopher J. Thornton and Mary Lynn Wilson, husband and wife

Print Name: _____
Address: 3471 Topaz Lane
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: First American Title Insurance Co. Escrow # 461528
Address: 4795 Regent Blvd. 1006-A
City: Irving State: TX Zip: 75063