

APN: 1121-35-002-045

AFTER RECORDING RETURN TO:

Pearl Law Offices, LLC
9391 Olde Eight Road
Northfield, OH 44067
File No. FS210747769

MAIL TAX STATEMENTS TO:

DONALD F. BOMBARDIER and CATHY M. BOMBARDIER
961 Cavelti Road
Gardnerville, NV 89410

FS210747769

QUITCLAIM DEED

THIS DEED made and entered into on this 1 day of Sept, 2021, by and between **DONALD F. BOMBARDIER and CATHY M. BOMBARDIER F/K/A CATHY M. BOYER, A MARRIED COUPLE, WHO BOTH ACQUIRED TITLE AS UNMARRIED, AS JOINT TENANTS**, a mailing address of 961 Cavelti Road, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **DONALD F. BOMBARDIER and CATHY M. BOMBARDIER, A MARRIED COUPLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 961 Cavelti Road, Gardnerville, NV 89410, 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: 961 Cavelti Road, Gardnerville, NV 89410

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 1 day of September, 2021.

Donald F. Bombardier
DONALD F. BOMBARDIER

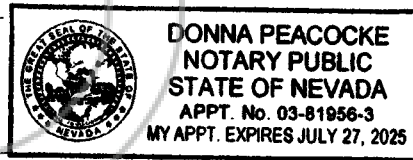
Cathy M. Bombardier F/K/A Cathy M. Boyer
CATHY M. BOMBARDIER F/K/A CATHY M. BOYER

STATE OF Nevada
COUNTY OF Douglas

On 09-01-2021, before me, the undersigned, a Notary Public in and for said State personally appeared DONALD F. BOMBARDIER and CATHY M. BOMBARDIER F/K/A CATHY M. BOYER, 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.

Donna Peacocke
Notary Public Signature



Donna Peacocke
Printed Name of Notary Public

My commission expires: 7-27-25

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

Exhibit A

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

PARCEL C, OF PARCEL MAP NO. 2 FOR DON E. MEIER AND GAIL A. MEIER, RECORDED JUNE 13, 1979 IN BOOK 679, PAGE 939, AS DOCUMENT NO. 33464, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, BEING A PORTION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

Parcel ID:1121-35-002-045

Commonly known as 961 Cavelti Road, Gardnerville, NV 89410
However, by showing this address no additional coverage is provided

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1121-35-002-045
 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 (0.00))
 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: Name Change Upon Marriage and Marital Status

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 Cathy M. Bombardier Capacity: Grantor/Grantee
 Signature Donald F. Bombardier Capacity: Grantor/Grantee

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

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

Print Name: Donald F. Bombardier & Cathy M. Boyer
 Address: 961 Cavetti Road
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Donald F. Bombardier & Cathy M. Bombardier
 Address: 961 Cavetti Road
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: FNAS
 Address: 6500 Pinecrest Dr Ste 600
 City: Plano

Escrow # FST-FS210747769
 State: TX Zip: 75024

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED