DOUGLAS COUNTY, NV Rec:\$40.00

2021-974389

Total:\$40.00

09/22/2021 01:13 PM

DEBORAH CHRISTENSEN

Pas=4



KAREN ELLISON, RECORDER

E06

APN: 1318-15-110-036

RECORDING REQUESTED BY:

Deborah A. Christensen 202 S. 980 E. American Fork, UT 84003

AFTER RECORDATION, RETURN BY MAIL TO:

Deborah A. Christensen 202 S. 980 E. American Fork, UT 84003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

OUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 26 day of A-9-4, 2021, by first party, Grantor, Don R. Christensen, an unmarried man, pursuant to a decree of divorce, hereby remise, release and quitclaim his former marital interest to second party, Grantee, Deborah A. Christensen, an unmarried woman, whose post office address is 202 S. 980 E., American Fork, UT 84003.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitelaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WH	EREOF, the said first party has sig	gned and sealed these	encesentathe	dy and year first above
written.		6018		#
		Don R. Chri	slengen	POWERAL .
X		Don't Citt	366113611	
STATE OF				
COUNTY OF) ss.			
COUNTY OF				
This instrument was	s acknowledged before me on the _	day of	, 20	_, by Don R. Christensen,
	7	e attached		
Notary Public		e arraneu		
Motaly Lubile	/ /			

CALIFORNIA CERTIFICATE OF ACKNO	VALEDGIVIENI
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	NACIONE SECULTA PORTE SE PETALE LE LES PERMINENTES PROPERTIES PRESIDENTES PRESIDENTES PRESIDENTES PRESIDENTES PETALES PRESIDENTES PRESIDEN
State of California)	L H VARAGE
County of Fresno)	WILL WASHINGTON
On Aug 26 2021 before me, Jeff What	ert name and title of the officer)
personally appeared <u>Don R. Christensen</u>	- And the Andrews
who proved to me on the basis of satisfactory evidence to be the person the within instrument and acknowledged to me that he/she/they authorized capacity(ies), and that by his/ber/their signature(s) on the ir upon behalf of which the person(s) acted, executed the instrument.	(s) whose name(s) is/are subscribed to executed the same in his/ber/their instrument the person(s), or the entity
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.	JEFF WHARTON
WITNESS my hand and official seal.	COMM. #2244105 Notary Public - California Fresno County My Comm. Expires May 27, 2022
Signature Marketon Signature Office of the Signature of t	(Seal)
Optional Information	
Although the information in this section is not required by law, it could prevent fraudulent removal and unauthorized document and may prove useful to persons relying on the attached document.	l reattachment of this acknowledgment to an
Description of Attached Document	Additional Information
The preceding Certificate of Acknowledgment is attached to a document	Method of Signer Identification
titled/for the purpose of	Proved to me on the basis of satisfactory evidence:
	○ form(s) of identification ○ credible witness(es)
containing pages, and dated	Notarial event is detailed in notary journal on: Page # Entry #
The signer(s) capacity or authority is/are as: Individual(s) Attorney-in-Fact Corporate Officer(s)	Notary contact: Other Additional Signer(s) Signer(s) Thumbprint(s)
☐ Guardian/Conservator ☐ Partner - Limited/General ☐ Trustee(s)	

Name(s) of Person(s) or Entity(ies) Signer is Representing

Other: representing:

EXHIBIT "A"

All that certain lot, piece or parcel of land, situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1

Unit No. 36, as shown on the Official Plat of PINEWILD, A CONDOMINIUM, filed for record in the Office of the County Recorder, Douglas County, Nevada, on June 26, 1973, as Document No. 67150.

PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. I, above.

PARCEL NO. 3

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium Project, recorded March 11, 1974, in Book 374 of Official Records at Page 193, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1, above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1, above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

Per NRS 111.312, this legal description was previously recorded at Document No. 165297, Book 1087, Page 4027 on 10/29/1987

APN: 1318-15-110-036

STATE OF NEVADA	^
DECLARATION OF VALUE	
Assessor Parcel Number(s)	()
a) 1318-15-110-036	\ \
b)	\ \
c)	\ \
d)	\ \
	\ \
2. Type of Property:	~ \ \
a) Vacant Land b) Single Fam. R	ac
· <u>L.</u>	
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE DATE OF RECORDING:
g) Agricultural h) Mobile Home	NOTES:
i) Other	
- And	
3. Total Value/Sales Price of Property:	
Deed in Lieu of Foreclosure Only (value of property) ("
Transfer Tax Value:	, s
Real Property Transfer Tax Due:	\$
4. If Exemption Claimed:	
a Transfer Tay Exemption per NRS 375 090	Section # 6
b. Explain Reason for Exemption: A transfer	of title between former spouses in compliance with
a decree of divorce	
5. Partial Interest: Percentage being transferred:	<u> </u>
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	
	antiate the information provided herein. Furthermore, the
	uption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interes	
_ \ \	[]
Pursuant to NR\$ 375,030, the Ruyer and Seller shall be jo	intly and severally liable for any additional amount owed.
	Ossulan
Signature // Color	Capacity Grantor
Signature	Capacity
COMPANY THE ASSESSMENT OF THE PARTY AS A POPULAR I	NUMBER OF AMERICA INTO BLACK TOO
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
rint Name: Don R. Christensen	Print Name: Deborah A. Christensen
	Address; 202 S. 980 E.
Address: 1684 E. Gatwick Ln. City: Fresno	City: American Fork
City: Fresno State: GA Zip:93730	State: UT Zip:84003
state, OA Zip. 30100	7.1p. 04000
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
rint Name:	Escrow #
Address:	
City: State:	Zip:
	MAY BE RECORDED/MICROFILMED)