

HP-226773-0

*Mail tax statements to:*

Timothy Morley and Tami Jean  
Atkinson, 2713 Kayne Avenue,  
Minden, NV 89423

*Return recorded deed to:*

States Title FTS Agency  
3900 Lennane Drive, Suite 110  
Sacramento, CA 95834

**APN: 1420-34-201-013**

### QUITCLAIM DEED

This Indenture, made on the 23rd day of September, 2021, by and between Timothy Morley, joined in execution by spouse, Tami Jean Atkinson, whose address is 2713 Kayne Avenue, Minden, NV 89423, hereinafter referred to as Grantor(s), for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to Grantor(s) herein by Timothy Morley and Tami Jean Atkinson, husband and wife, as joint tenants, Grantee(s), whose address is 2713 Kayne Avenue, Minden, NV 89423, receipt of which is hereby acknowledged and confessed, Grantor(s) hereby remises, releases, and forever QUITCLAIMS unto Grantee(s) all of the following real property, described as follows:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M. COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 33 & 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.; THENCE NORTH 89° 55' 20" EAST 661.70 FEET; THENCE NORTH 0° 02' 47" EAST 311.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°02' 47" EAST 140.80 FEET; THENCE NORTH 89° 55' 20" EAST 330 FEET; THENCE SOUTH 0° 02' 47" WEST 140.80 FEET; THENCE SOUTH 89° 55' 20" WEST 330 FEET TO THE TRUE POINT OF BEGINNING AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 16, 2009, IN BOOK 1009, PAGE 3170, AS INSTRUMENT NO. 752309.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor(s) by instrument recorded on 07/10/2020 at Instrument Number 2020-948972 in the records of Douglas County, Nevada.

Commonly known as: 2713 Kayne Avenue, Minden, NV 89423. This address is provided for informational purposes only.

This Conveyance is made by Grantor(s) subject to the following exceptions:

- (a) discrepancies, conflict in boundary lines, shortage in area and encroachments which would be disclosed through a correct and proper survey or physical inspection of the Property;
- (b) any and all covenants, conditions, easements, reservations, rights-of-way and restrictions affecting the property as evidenced by instruments filed in the public records;
- (c) any water rights, claims or title to water in, on or under the land, or ditches or ditch rights, water share, water stock, whether shown by the public records or otherwise;
- (d) any interest in oil, coal and other minerals or mineral rights, whether express or implied, associated with, or incidental to the ownership of the property, or the exercise of rights under any oil, gas, coal or mineral reservation, grant or lease, and all rights, privileges and easements with respect thereto, or assignments thereof, of interests therein; and
- (e) real property taxes, general assessments, and special assessments on the Property being conveyed hereby becoming due and payable after the date of this deed.

[Signature Page Follows]

FILE HP-226773-O

GRANTOR(S):

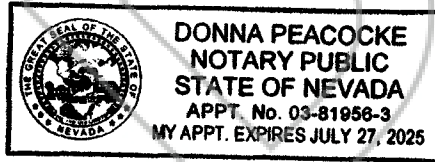
Tami Jean Atkinson  
Tami Jean Atkinson

ACKNOWLEDGMENT

STATE OF Nevada )  
 )  
COUNTY OF Douglas )

This instrument was acknowledged before me on this 23rd day of September, 2021  
by Tami Jean Atkinson.

Donna Peacocke  
Notary Public



My Commission Expires: 07/27/2025

GRANTOR(S):

*Timothy Morley*  
Timothy Morley

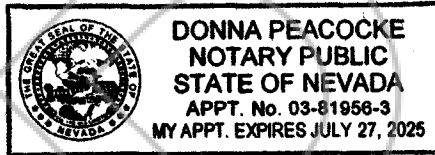
ACKNOWLEDGMENT

STATE OF Nevada )

COUNTY OF Douglas )

This instrument was acknowledged before me on this 23rd day of September, 2021  
by Timothy Morley.

*Donna Peacocke*  
Notary Public



My Commission Expires: 07/27/2025

Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-34-201-013  
 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      Sales Price: \$0, Assessed Value: \$  
 b. Deed in Lieu of Foreclosure Only (value of property) ( N/A )  
 c. Transfer Tax Value:      \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due      \$0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: \_\_\_\_\_  
Transfer between spouses

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 Tami Jean Atkinson Capacity: Grantor/Grantee

Signature Timothy Morley Capacity: Grantor/Grantee

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

Print Name: Timothy Morley and Tami Jean Atkinson  
 Address: 2713 Kayne Avenue  
 City: Minden  
 State: NV      Zip: 89423

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

Print Name: Timothy Morley and Tami Jean Atkinson  
 Address: 2713 Kayne Avenue  
 City: Minden  
 State: NV      Zip: 89423

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

Print Name: States Title FTS Agency  
 Address: 3900 Lennane Drive, Suite 110  
 City: Sacramento

Escrow # HP-226773-O  
 State: CA      Zip: 95834