

A.P.N.: 1220-16-210-176  
File No: 143-2639026 (mk)

DOUGLAS COUNTY, NV **2021-977776**  
RPTT:\$0.00 Rec:\$40.00  
\$40.00 Pgs=2 11/30/2021 01:42 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER E05

When Recorded Return and Send Tax Statements To:  
Alisa Ashbaugh  
915 Belmont Court  
Gardnerville, NV 89460

R.P.T.T.: \$0.00 Exempt #5

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Sean Douglas Pistole, spouse of the grantee herein**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**Alisa G. Ashbaugh, a married woman as her sole and separate property**

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

**LOT 11, BLOCK F, AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED MAP RANCHOS ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 30, 1972, AS DOCUMENT NO. 62493.**

***"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."***



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1220-16-210-176  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$ 0  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$ \_\_\_\_\_  
d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5  
b. Explain reason for exemption: Deed to remove spouse not on title with no consideration.

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: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: Agent  
Capacity: \_\_\_\_\_

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

Print Name: Sean Douglas Pistole  
Address: 915 Belmont Court  
City: Gardnerville  
State: Nevada      Zip: 89460

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

Print Name: Alisa G. Ashbaugh and Kayla M. Covey  
Address: 915 Belmont Court  
City: Gardnerville  
State: NV      Zip: 89460

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

Print Name: First American Title Insurance Company      File Number: 143-2639026 mk/ MH  
Address: 1663 US Highway 395, Suite 101  
City: Minden      State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)