

DOUGLAS COUNTY, NV

2021-978284

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

12/13/2021 08:21 AM

INDECOMM GLOBAL SERVICES

KAREN ELLISON, RECORDER

E05

APN # 102210002015

Recording Requested by and Return to:

Indecomm Global Services
as Recording Agent Only
1427 Energy Park Drive
St. Paul, MN 55108

QUITCLAIM DEED

82156596

(Title of Document)

REC. 1st

This page added to provide additional information required by NRS 111.312 Sections 1-4.

(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

APN: 102210002015

~~AFTER RECORDING RETURN TO:~~

Old Republic Title
530 S Main St Ste 1061
Akron, OH 44311
File No. 01-21113166

MAIL TAX STATEMENTS TO:

**JACK WAYNE FREENY and SHARON FREENY and JARED FREENY and DAWNIELLE
FREENY**
3848 TOPAZ RANCH DRIVE
WELLINGTON, NV 89444

QUITCLAIM DEED

THIS DEED made and entered into on this 20th day of November, 20 21, by and between **JACK WAYNE FREENY and SHARON HARRIS, HUSBAND AND WIFE, AS JOINT TENANTS**, a mailing address of 3848 TOPAZ RANCH DRIVE, WELLINGTON, NV 89444, hereinafter referred to as Grantor(s) and **JACK WAYNE FREENY and SHARON FREENY, HUSBAND AND WIFE and JARED FREENY and DAWNIELLE FREENY, HUSBAND AND WIFE, AS JOINT TENANTS**, a mailing address of 3848 TOPAZ RANCH DRIVE, WELLINGTON, NV 89444, 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: 3848 TOPAZ RANCH DRIVE, WELLINGTON, NV 89444

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 20th day of November, 2021.

x Jack Wayne Freeny
JACK WAYNE FREENY

x Sharon Freeny
SHARON FREENY

STATE OF Nevada
COUNTY OF Douglas

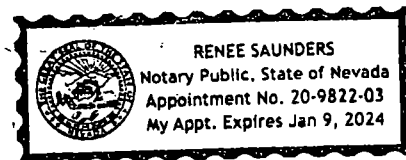
On 11-20-2021, before me, the undersigned, a Notary Public in and for said State personally appeared Jack Wayne Freeny and Sharon Freeny personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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.

Renee Saunders
Notary Public Signature

Renee Saunders
Printed Name of Notary Public

My commission expires: 01-09-2024



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

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 132, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 20, 1967, AS DOCUMENT NO. 35464.

APN: 102210002015

BEING THE SAME PROPERTY CONVEYED BY GRANT, BARGAIN, SALE DEED
GRANTOR: JACK WAYNE FREENY, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
GRANTEE: JACK WAYNE FREENY AND SHARON HARRIS, HUSBAND AND WIFE, AS JOINT TENANTS
DATED: 02/12/2013
RECORDED: 03/08/2013
DOC#/BOOK-PAGE: 0819613/0313-1980

PROPERTY COMMONLY KNOWN AS: 3848 TOPAZ RANCH DRIVE, WELLINGTON, NV 89444



U08009309

7821 11/24/2021 82156596/2

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 102210002015
 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 \$ 1.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 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 05
 b. Explain Reason for Exemption: Adding on their child.

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

Signature [Signature] Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: JACK WAYNE FREENY and SHARON HARRIS
 Address: 3848 TOPAZ RANCH DRIVE
 City: WELLINGTON
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JACK WAYNE FREENY, *
 Address: 3848 TOPAZ RANCH DRIVE
 City: WELLINGTON
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Indecomm Global Services
 Address: 1427 Energy Park Drive
 City: St. Paul

Escrow # 01-21113166
 State: MN Zip: 55108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

* SHARON HARRIS, JARED FREENY, and
 DAWNIELLE FREENY