

APN: 1320-33-212-018

AFTER RECORDING RETURN TO:

Old Republic Title
530 South Main Street Ste 1061
Akron, OH 44311
File No. 01-21107078-02C

MAIL TAX STATEMENTS TO:

JENNIFER L. HERALD
1246 Lasso Lane
Gardnerville, NV 89410

QUITCLAIM DEED

THIS DEED made and entered into on this 17 day of December, 2021, by and between **OLIVER D. HERALD and JENNIFER L. HERALD, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**, a mailing address of 1246 Lasso Lane, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **JENNIFER L. HERALD, A MARRIED WOMAN**, a mailing address of 1246 Lasso Lane, 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: 1246 Lasso Lane, Gardnerville, NV 89410

Prior instrument reference: Instrument Number: 2015-863504, Recorded: 06/05/2015

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 17 day of Dec, 2021.

Oliver D. Herald

OLIVER D. HERALD

Jennifer L. Herald

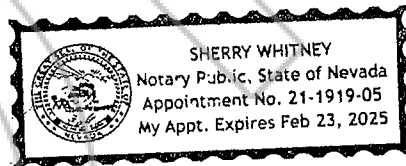
JENNIFER L. HERALD

STATE OF *Nevada*
COUNTY OF *Bonanza*

On *December 17, 2021*, before me, the undersigned, a Notary Public in and for said State personally appeared OLIVER D. HERALD and JENNIFER L. HERALD 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.

Sherry Whitney
Notary Public Signature



Sherry Whitney
Printed Name of Notary Public

My commission expires: *2/23/25*

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

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA:

LOT 129 AS SHOWN ON FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIA-2, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA ON OCTOBER 3, 2014 AS DOCUMENT NO. 2014-850353, OFFICIAL RECORDS.

APN: 1320-33-212-018

BEING THE SAME PROPERTY CONVEYED BY GRANT, BARGAIN, SALE DEED

GRANTOR: KDH BUILDERS THE RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY

GRANTEE: OLIVER D. HERALD AND JENNIFER L. HERALD, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

DATED: 06/03/2015

RECORDED: 06/05/2015

DOC#/BOOK-PAGE: 2015-863504

PROPERTY COMMONLY KNOWN AS: 1246 LASSO LANE, GARDNERVILLE, NV 89410

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-33-212-018
 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 \$ 00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 05
 b. Explain Reason for Exemption: 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 [Handwritten Signature] Capacity: Grantor
 Signature [Handwritten Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: OLIVER D. HERALD and JENNIFER L. HERALD
 Address: 1246 Lasso Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JENNIFER L. HERALD
 Address: 1246 Lasso Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Visinet Systems Escrow # _____
 Address: 111 Technology Drive
 City: Pittsburgh State: PA Zip: 15275