

APN: 1220-21-710-032
Recording Requested By and
When Recorded Return To:
ServiceLink
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3220 El Camino Real
Irvine, CA 92602
(800) 756-3524 ext. 43275

Order No.: 29598708

QUITCLAIM DEED

Title of Document
(DO NOT Abbreviate)

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

I, the undersigned, hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (per NRS 239B.030)

-OR-

I, the undersigned, hereby affirm that this document submitted for recording does contain the social security number of a person or persons as required by law:

(state specific law)

Karina Lopez

Signature

Recording Coordinator

Title

Karina Lopez

This page is added to provide additional information required by NRS 111.312 Sections 1-2. This cover page must be typed or printed. Additional recording fee applies.

PARCEL IDENTIFICATION NUMBER: 1220-21-710-032

W29598708
After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 29598708
Seller's Loan Number: 1000299493

SEND TAX STATEMENTS/BILLS TO:
Ernest Dain and Nelida Maria Rojas Restrepo-Dain
1344 Leonard Rd., Gardnerville, NV 89460

QUITCLAIM DEED

Exempt: Section NRS 375.090(5): A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.

Ernest C. Dain, A/K/A Ernest Dain, married, whose mailing address is **1344 Leonard Rd., Gardnerville, NV 89460**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Ernest Dain and Nelida Maria Rojas Restrepo-Dain, husband and wife**, as joint tenants, hereinafter grantees, whose tax mailing address is **1344 Leonard Rd., Gardnerville, NV 89460**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that real property situated in the County of DOUGLAS State of Nevada, bounded and described as follows Lot 536, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456 Assessors Parcel No. 29-272-07
Property Address is: 1344 Leonard Rd., Gardnerville, NV 89460

Prior instrument reference: **Official Records Book 0499, Page 6331**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than

those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

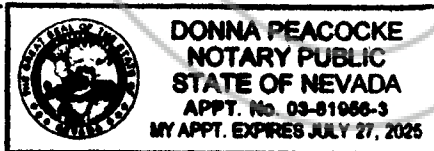
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Jan 25, 2022

E. C. Dain AKA E. Dain
Ernest C. Dain, A/K/A Ernest Dain

STATE OF Nevada
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on Jan 25, 2022 by **Ernest C. Dain, A/K/A Ernest Dain** who are personally known to me or have produced US Passport as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Donna Peacocke
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-710-032
 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

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.

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 [Signature] Capacity: Grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ernest C. Dain, A/K/A Ernest Dain
 Address: 1344 Leonard Rd., Gardnerville, NV 89460
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ernest Dain and Nelida Maria Rojas Restrepo-Dain
 Address: 1344 Leonard Rd., Gardnerville, NV 89460
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: ServiceLink
 Address: 3220 El Camino Real
 City: Irvine, CA 92602

Escrow # 29598708
 State: CA Zip: 92602