

DOUGLAS COUNTY, NV

2022-981681

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

02/24/2022 03:10 PM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E07

APN: 1121-05-515-010

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280389585

MAIL TAX STATEMENTS TO:

Ella Kay Laden
46 Conner Way
Gardnerville, NV 89410

QUITCLAIM DEED

THIS DEED made and entered into on this 19 day of Jan, 2022 by and between **Ella Kay Laden, a single person**, a mailing address of 46 Conner Way, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **Ella Kay Laden, as Trustee of the Ella Kay Laden Revocable Living Trust dated May 30, 2017**, a mailing address of 46 Conner Way, 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: 46 Conner Way, Gardnerville, NV 89410

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 19 day of Jan., 2022.

Ella Kay Laden
Ella Kay Laden

STATE OF Florida
COUNTY OF St. Lucie

On 1-19-2022, before me, the undersigned, a Notary Public in and for said State personally appeared Ella Kay Laden personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is 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.

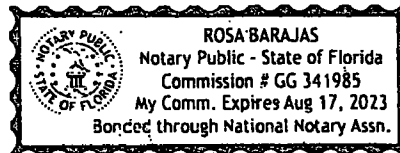
WITNESS my hand and official seal.

AK Driver License
physical presence

[Signature]
Notary Public Signature

Rosa Barajas
Notary Public

Printed Name of Notary Public



My commission expires: 8-17-2023

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

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, TO WIT: LOT 139, AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO. 5, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JULY 26, 2004, IN BOOK 0704, PAGE 10502, FILE NO. 619666; SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PINE VIEW FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 13, 1997, IN BOOK 1097, PAGE 2388, FILE NO. 0423883; EXCLUDING ANY AND ALL WATER RIGHTS, INCLUDING, BUT NOT LIMITED TO: APPLICATIONS AND PERMITS TO APPROPRIATE ANY OF THE PUBLIC WATERS, CERTIFICATES OF APPROPRIATION; ADJUDICATED OR UNADJUDICATED WATER RIGHTS; APPLICATIONS OR PERMITS TO CHANGE THE PLACE OF DIVERSION, MANNER OF USE OR PLACE OF USE OF WATER; AND, FEDERAL RESERVED WATER RIGHTS.

APN: 1121-05-515-010

PROPERTY COMMONLY KNOWN AS: 46 CONNER WAY, GARDNERVILLE, NV 89410

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1121-05-515-010
 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'/Ind'l
 g. Agricultural h. Mobile Home
 i. Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: 2/24/22 Trust Ok~A.B.

3. a. Total Value/Sales Price of Property \$ 0.00
 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 07
 b. Explain Reason for Exemption: **Putting back into a Trust without consideration**

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 Ella Kay Laden Capacity: Grantor
 Signature Ella Kay Laden as Trustee Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ella Kay Laden
 Address: 46 Conner Way
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ella Kay Laden**
 Address: 46 Conner Way
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Radian Settlement Services, Inc. Escrow # _____
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

** , as Trustee of the Ella Kay Laden Revocable Living Trust dated May 30, 2017 who acquired title as Ella Kay Laden Revocable Living Trust dated May 30, 2017