



00151841202209826140040049

KAREN ELLISON, RECORDER

APN: ~~18~~1419-01-801-033

RECORDING REQUESTED BY:

Carolyn K. Kilpatrick
3606 Cherokee Dr.
Carson City, NV 89705

AFTER RECORDATION, RETURN BY MAIL TO:

Nicholas Lazzarino & Michael-Ann Lazzarino
3606 Cherokee Dr.
Carson City, NV 89705

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 17 day of March, 2022, by first party, Grantor, CAROLYN K. KILPATRICK, a widow, whose post office address is 3606 Cherokee Drive, Carson City, NV 89705, to second party, Grantees, NICHOLAS LAZZARINO and MICHAEL-ANN LAZZARINO, husband and wife as joint tenants with right of survivorship, whose post office address is 3606 Cherokee Drive, Carson City, NV 89705.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Carolyn K. Kilpatrick
Carolyn K. Kilpatrick

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 17th day of MARCH, 2022, by Carolyn K. Kilpatrick.

Jodi O. Stovall
Notary Public

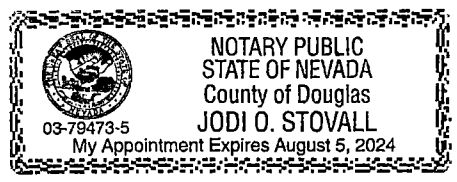


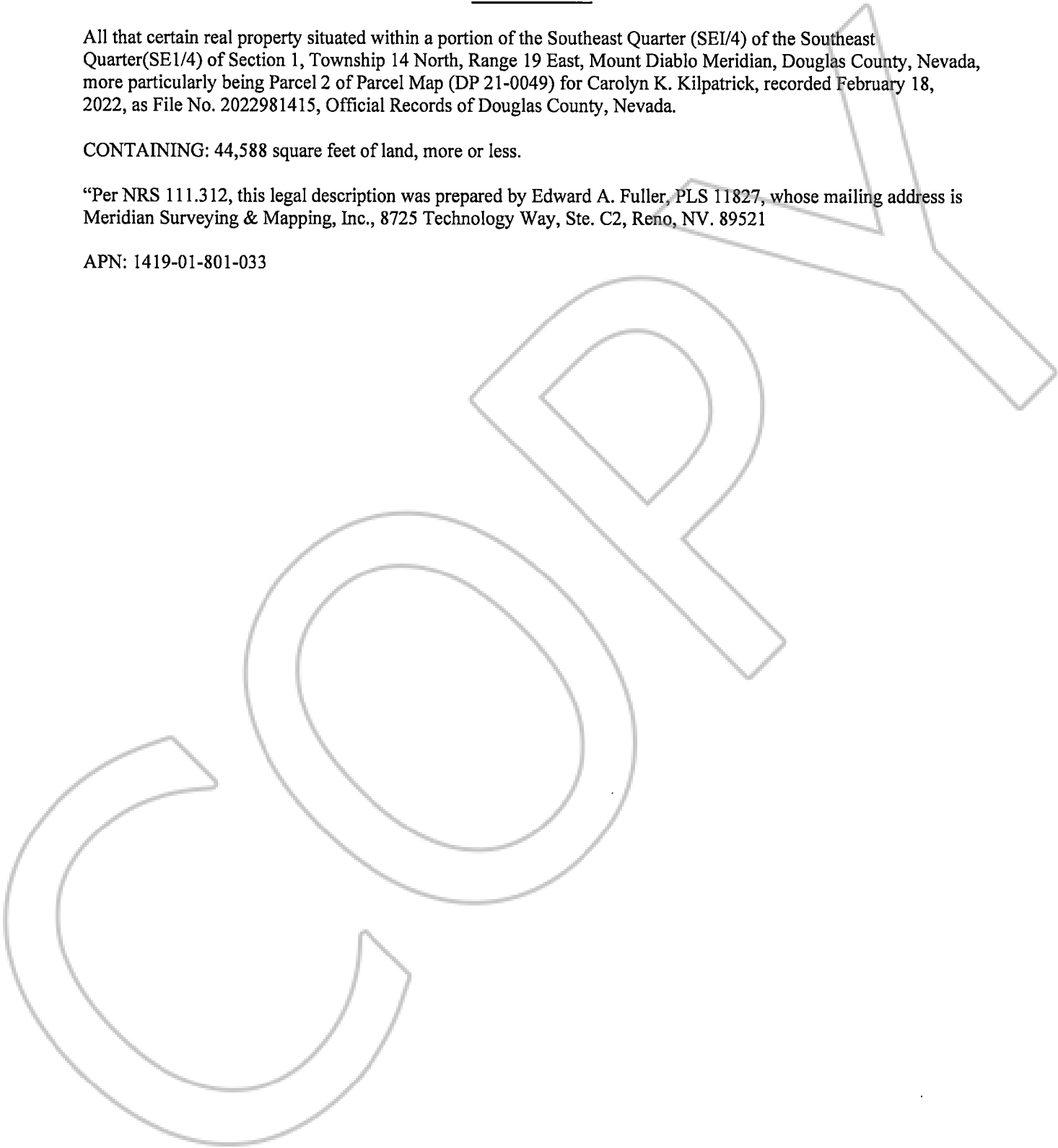
EXHIBIT "A"

All that certain real property situated within a portion of the Southeast Quarter (SE1/4) of the Southeast Quarter(SE1/4) of Section 1, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly being Parcel 2 of Parcel Map (DP 21-0049) for Carolyn K. Kilpatrick, recorded February 18, 2022, as File No. 2022981415, Official Records of Douglas County, Nevada.

CONTAINING: 44,588 square feet of land, more or less.

“Per NRS 111.312, this legal description was prepared by Edward A. Fuller, PLS 11827, whose mailing address is Meridian Surveying & Mapping, Inc., 8725 Technology Way, Ste. C2, Reno, NV. 89521

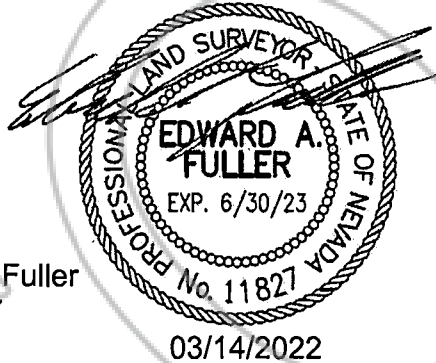
APN: 1419-01-801-033



**3602 CHEROKEE DRIVE
(APN: 1419-01-801-033)**

All that certain real property situated within a portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 1, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly being Parcel 2 of Parcel Map (DP 21-0049) for Carolyn K. Kilpatrick, recorded February 18, 2022, as File No. 2022-981415, Official Records of Douglas County, Nevada.

CONTAINING: 44,588 square feet of land, more or less.



Edward A. Fuller
PLS 11827

03/14/2022

PREPARED BY THE FIRM OF
Meridian Surveying & Mapping, Inc.
8725 TECHNOLOGY WAY, STE. C2
RENO, NV. 89521

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-01-801-033
 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. Total Value/Sales Price of Property: \$ 50,000
 Deed in Lieu of Foreclosure Only (value of property) (50,000)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 19.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

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 Carolyn K. Kilpatrick Capacity _____ Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Carolyn K. Kilpatrick
 Address: 3606 Cherokee Dr.
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Nicholas Lazzarino & Michael-Ann Lazzarino
 Address: 3606 Cherokee Dr.
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____