

DOUGLAS COUNTY, NV

2022-982932

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/24/2022 01:40 PM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E07

APN: 1320-29-110-042

**AFTER RECORDING RETURN TO:**

Radian Settlement Services, Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280421302

**MAIL TAX STATEMENTS TO:**

**Renie L. Tharp**  
1779 Lantana Drive  
Minden, NV 89423

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**QUITCLAIM DEED**

This Deed is exempt from transfer tax pursuant to NRS 375.090, Section 07.

THIS DEED made and entered into on this 19 day of March, 2022 by and between **Renie L. Tharp, Trustee of the Tharp Trust dated July 31, 2017, and any amendments thereto**, a mailing address of 1779 Lantana Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Renie L. Tharp, an unmarried woman**, a mailing address of 1779 Lantana Drive, Minden, NV 89423, 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: 1779 Lantana Drive, Minden, NV 89423

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.

*Certificate Attached*

Dated this 19<sup>th</sup> day of MARCH, 2022.

Renie L. Tharp

**Renie L. Tharp, Trustee of the Tharp Trust dated July 31, 2017, and any amendments thereto**

STATE OF NEVADA  
COUNTY OF DOUGLAS

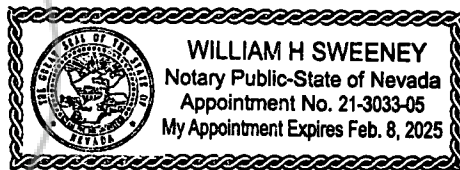
On MARCH 19, 2022, before me, the undersigned, a Notary Public in and for said State personally appeared Renie L. Tharp, Trustee of the Tharp Trust dated July 31, 2017, and any amendments thereto personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose 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.

William H. Sweeney  
Notary Public Signature

WILLIAM H. SWEENEY  
Printed Name of Notary Public

My commission expires: 02/08/2025



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

Certificate FOR: 'QUITCLAIM Deed'  
DATED: 03/19/2022  
# of Pages: 1

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

LOT 440, IN BLOCK D, AS SHOWN ON THE FINAL MAP NO. 1008-8 FOR WINHAVEN, UNIT  
NO. 8, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE  
COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON SEPTEMBER 11, 1997, IN BOOK  
997, OF OFFICIAL RECORDS AT PAGE 2125, AS DOCUMENT NO. 421412.

APN: 1320-29-110-042

PROPERTY COMMONLY KNOWN AS: 1779 LANTANA DRIVE, MINDEN, NV 89423

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-29-110-042  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust ok - js	

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: Out of Trust FOR NO 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: *Renie L. Tharp* Capacity: Grantor

Signature: *Renie L. Tharp* Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Renie L. Tharp, Trustee of the Tharp Trust \*  
 Address: 1779 Lantana Drive  
 City: Minden  
 State: NV                      Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Renie L. Tharp; an unmarried woman  
 Address: 1779 Lantana Drive  
 City: Minden  
 State: NV                      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Radian  
 Address: 1000 GSK Drive, Suite 210  
 City: Coraopolis

Escrow # 1280421302  
 State: PA                      Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

\*dated July 31, 2017, and any amendments thereto