

DOUGLAS COUNTY, NV

2022-982934

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

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, an unmarried woman**, a mailing address of 1779 Lantana Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **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 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 19th day of MARCH, 20 22.

Renie L. Tharp
Renie L. Tharp

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 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: 'QUIT CLAIM DEED'
DATED: 03/19/2022
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

FOR RECORDERS OPTIONAL USE ONLY
 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: Into 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, an unmarried woman
 Address: 1779 Lantana Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Renie L. Tharp, Trustee of the Tharp Trust *
 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