

DOUGLAS COUNTY, NV

Rec:\$40.00

Total:\$40.00

JARED POOL

2022-983458

04/07/2022 02:42 PM

Pgs=9

Assessor's Parcel Number:

1318-10-415-016

Prepared By:

Jared Pool



00152809202209834580090092

KAREN ELLISON, RECORDER

E06

After Recording Return To:

Jared Pool

55 E Country Club Drive

Phoenix, Arizona 85014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 23, 2022 THE GRANTOR(S),

- Lauren Katherine Danuser, and Jared Warren Pool, a formerly married couple who were divorced on September 14, 2021,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Jared Warren Pool, a single person, residing at 55 E Country Club Drive, Phoenix, Maricopa County, Arizona 85014

the following described real estate, situated in Zephyr Cove, in the County of Douglas County, State of Nevada

Legal Description: See attached *Exhibit A*

Description is as it appears in Document No. 799154, Official Records, Douglas County County, Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs

and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer as part of the division of property in a divorce

Mail Tax Statements To:
Jared Pool
55 E Country Club Drive
Phoenix, Arizona 85014

{SIGNATURE PAGE FOLLOWS}



Grantor Signatures:

DATED: 2/23/22
[Signature]

Lauren Katherine Danuser
1430 E. Hoover Ave.
Phoenix, Arizona
85006

DATED: 2/23/22
[Signature]

Jared Warren Pool
55 E Country Club Drive
Phoenix, Arizona
85014

STATE OF ARIZONA, COUNTY OF PHOENIX, ss:

This instrument was acknowledged before me on this 23 day of February, 2022 by Lauren Katherine Danuser.

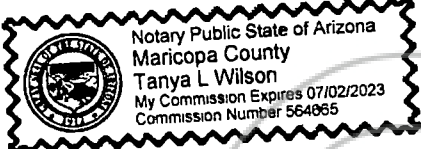
[Signature]

Notary Public

Notary Public

Title (and Rank)

My commission expires July 2, 2023



STATE OF ARIZONA, COUNTY OF MARICOPA, ss:

This instrument was acknowledged before me on this 23 day of February, 2022 by Jared Warren Pool.

[Signature]

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires July 2, 2023

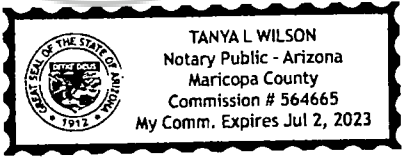


EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

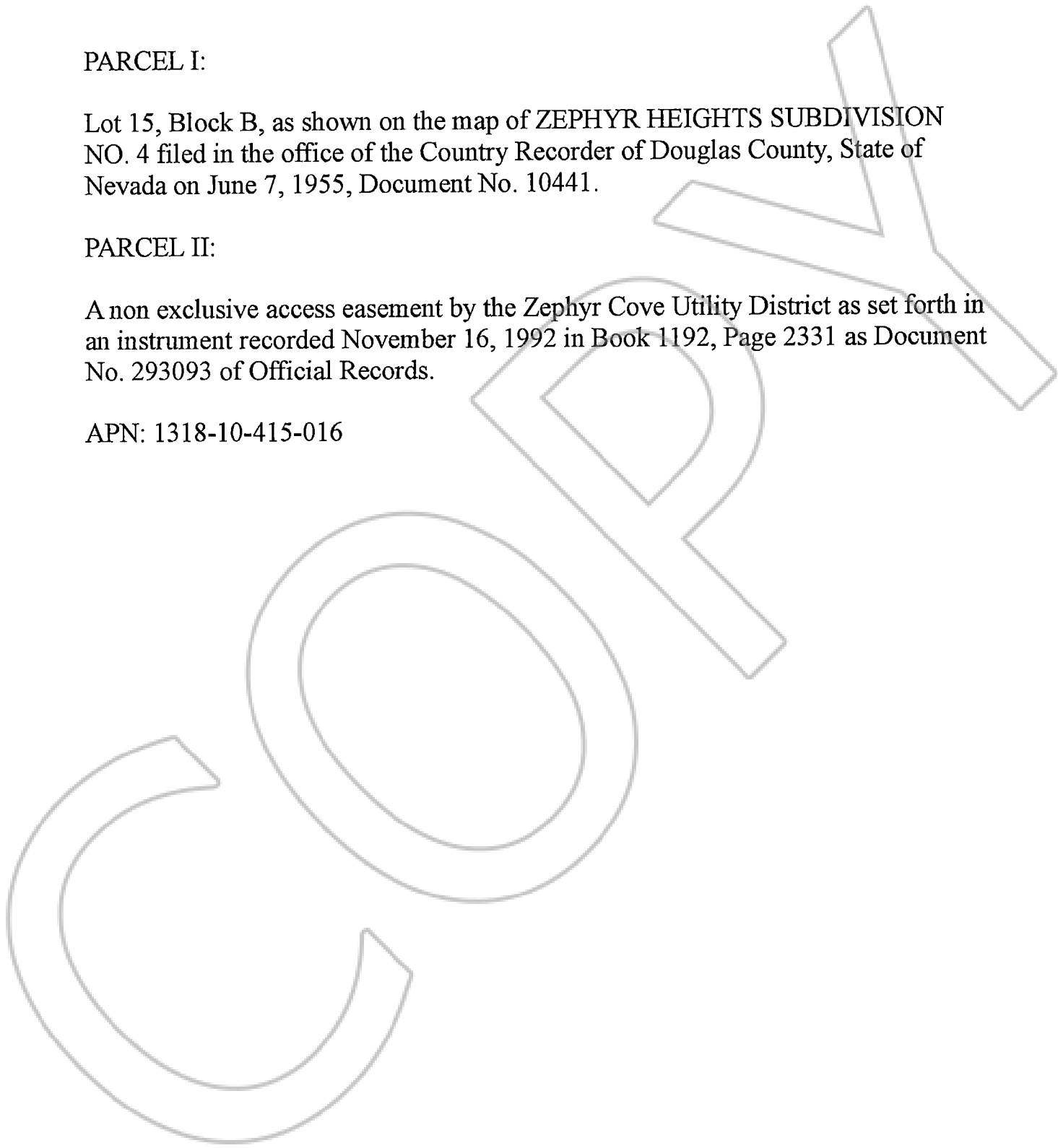
PARCEL I:

Lot 15, Block B, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION NO. 4 filed in the office of the Country Recorder of Douglas County, State of Nevada on June 7, 1955, Document No. 10441.

PARCEL II:

A non exclusive access easement by the Zephyr Cove Utility District as set forth in an instrument recorded November 16, 1992 in Book 1192, Page 2331 as Document No. 293093 of Official Records.

APN: 1318-10-415-016



DOC # 799154
03/20/2012 12:25PM Deputy: SG
OFFICIAL RECORD

Requested By:
Ticor Title - Reno (Title I)
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-312 PG-4326 RPTT: 1540.50



APN: 131810415016
RECORDING REQUESTED BY:
=phrasebox coname4=
Title Order No.
Escrow No. 00000397-013-PW

When Recorded Mail Document
and Tax Statement to:
Jared W Pool
487 Vallejo Street
San Francisco, CA 94133

RPTT: ~~3202430X~~ \$1,540.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain,
Sell and Convey to Jared W Pool, an unmarried man and Lauren K. Danuser, an unmarried
all that real property situated in ~~Clark~~ ^{Douglas} County, State of Nevada, bounded and described as follows: woman, as joint tenants
"See "Exhibit One" Legal Sec "Exhibit Two" Special Warranty Deed for Verbiage"

- SUBJECT TO:
1. Taxes for the fiscal year 2011-12
 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining.

DATED: 3/16/12

STATE OF _____

COUNTY OF _____

I, _____
Notary Public of the County and State first above
written, do hereby certify that _____
personally appeared before me this day and
acknowledged the due execution of the foregoing
instrument.

Witness my hand and official seal, this the _____

Notary Public

My Commission Expires: _____

(SEAL)

CITIBANK, N.A., AS TRUSTEE FOR CMLTI
ASSET TRUST

BY: PennyMac Loan Services, L.L.C it's
attorney in fact

Name: Michael Drawdy
Director, REO

Title: _____



ACKNOWLEDGMENT

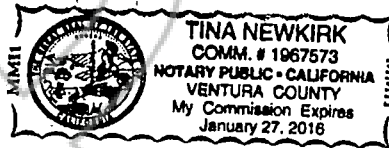
State of California
County of Ventura

On 3/6/12 before me, Tina Newkirk, Notary Public
(insert name and title of the officer)

personally appeared Michael Drawdy
who 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



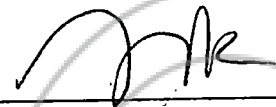
Signature  (Seal)



EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

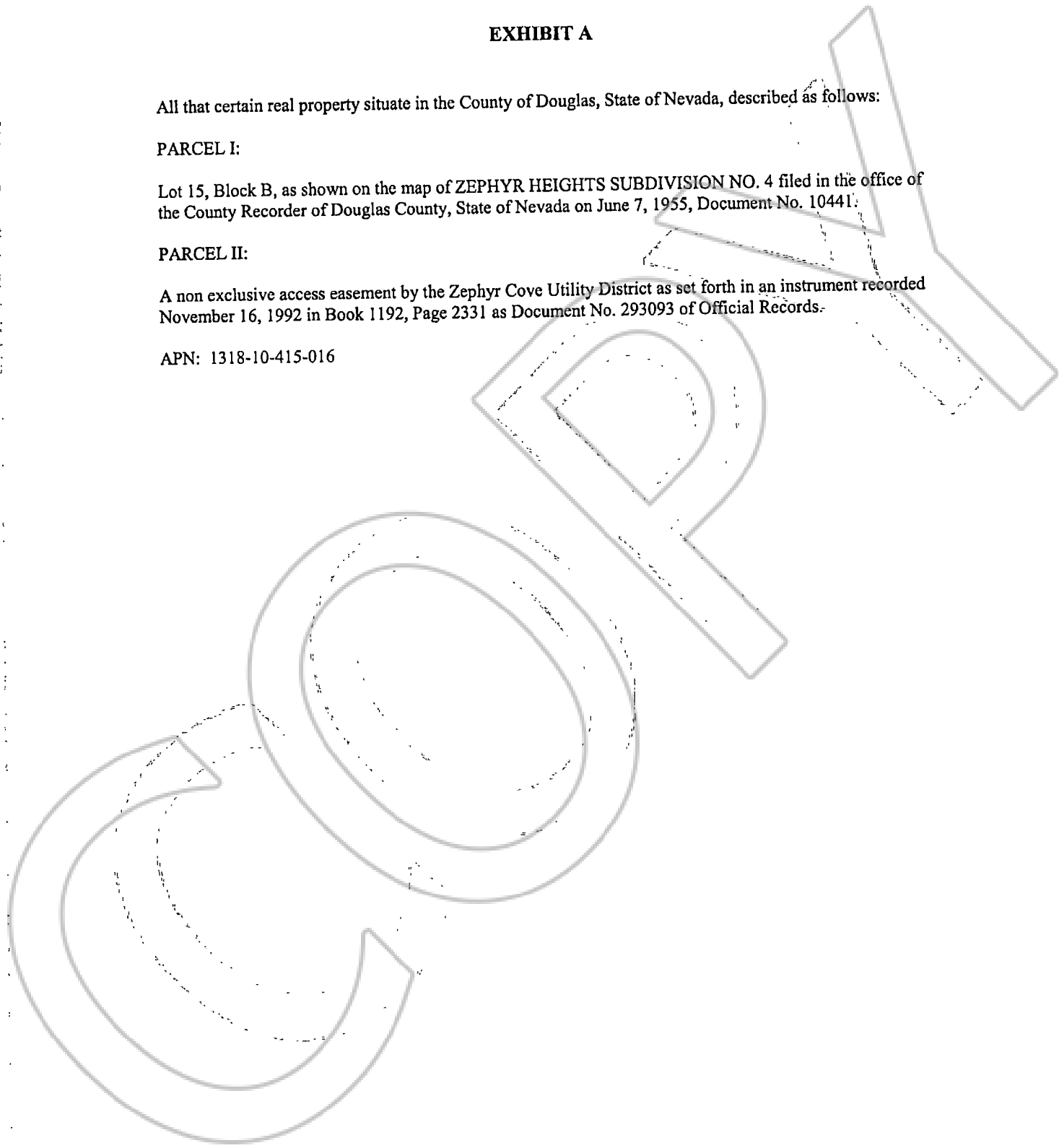
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APN: 1318-10-415-016





SPECIAL WARRANTY DEED
"Exhibit Two"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-415-016
 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: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 6
 b. Explain Reason for Exemption: pursuant to divorce

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)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Lauren Katherine Danuser
 Address: 1430 E. Hoover Ave
 City: Phoenix
 State: AZ Zip: 85006

Print Name: Jared Warren Pool
 Address: 55 E Country Club Drive
 City: Phoenix
 State: AZ Zip: 85014

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)