

DOUGLAS COUNTY, NV

2022-984385

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/29/2022 01:19 PM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E07

A.P.N.: 1320-30-311-040

After recording return to:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280442147

Mail tax statements to:
James Rodney Pursel and Vicki Anne Pursel
851 Larchwood Way
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 25 day of April, 2022, by and between **James Rodney Pursel and Vicki Anne Pursel, Trustees of the Pursel Family Trust dated May 7, 2007**, a mailing address of 851 Larchwood Way, Minden, NV 89423, hereinafter referred to as Grantor(s) and **James Rodney Pursel and Vicki Anne Pursel, husband and wife, as joint tenants with right of survivorship**, a mailing address of 851 Larchwood Way, 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:

LOT 10, IN BLOCK C, AS SET FORTH ON FINAL MAP OF WESTWOOD VILLAGE UNIT NO.III, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON AUGUST 31,1998 IN BOOK 889, PAGE 4564, AS DOCUMENT NO. 209883.

Also known as: 851 Larchwood Way, 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.

Dated this 25 day of April, 2022.

James Rodney Pursel

James Rodney Pursel, Trustee of the Pursel Family Trust dated May 7, 2007

Vicki Anne Pursel

Vicki Anne Pursel, Trustee of the Pursel Family Trust dated May 7, 2007

STATE OF Nevada
COUNTY OF Douglas

On 4-25-2022, before me, the undersigned, a Notary Public in and for said State personally appeared James Rodney Pursel and Vicki Anne Pursel, Trustees of the Pursel Family Trust dated May 7, 2007 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

Sharon M. Lewis
Notary Public Signature

Sharon M. Lewis
Printed Name of Notary Public

My commission expires: 9-28-2024



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

EXHIBIT "A"

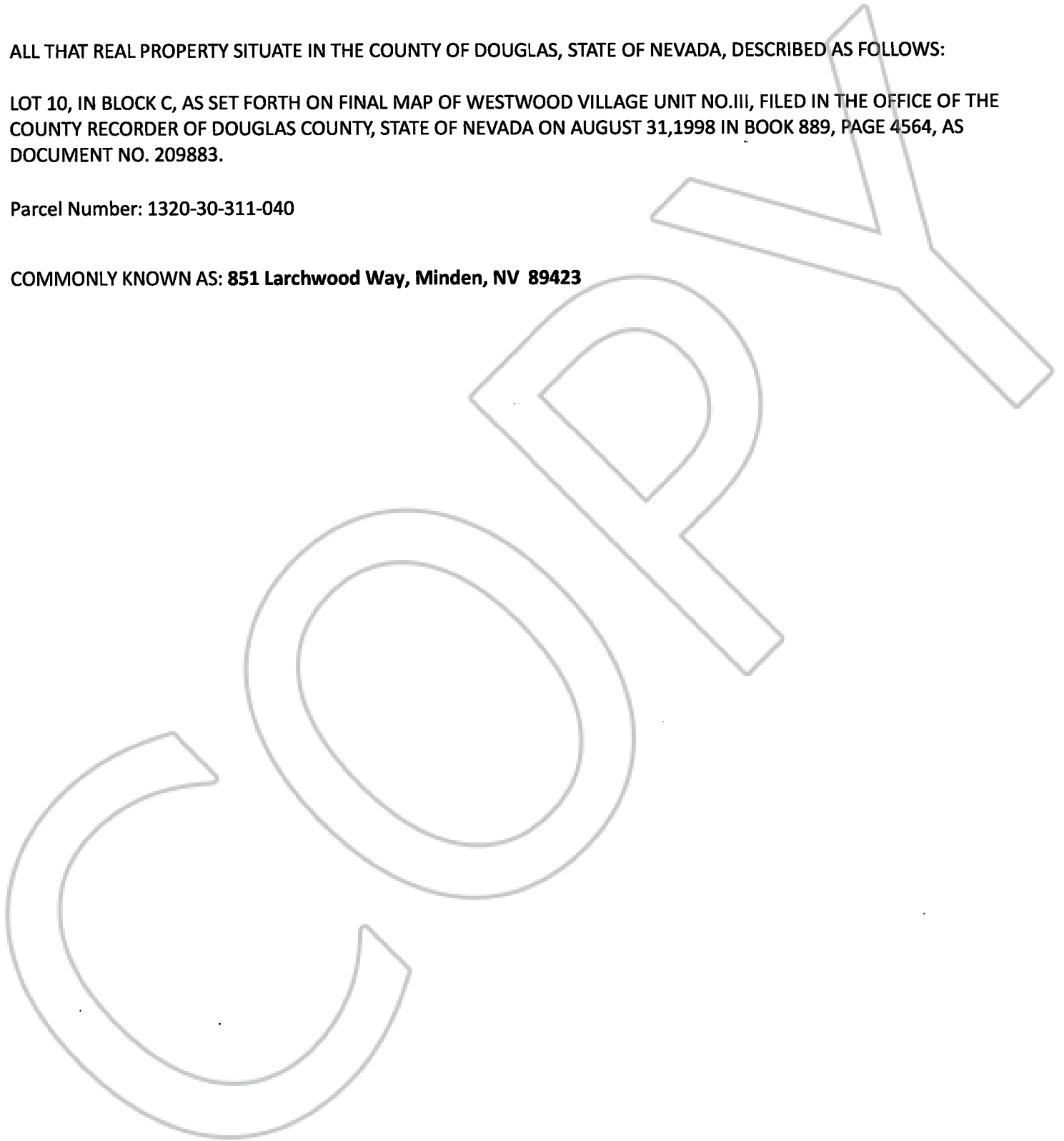
LEGAL DESCRIPTION

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

LOT 10, IN BLOCK C, AS SET FORTH ON FINAL MAP OF WESTWOOD VILLAGE UNIT NO.III, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON AUGUST 31,1998 IN BOOK 889, PAGE 4564, AS DOCUMENT NO. 209883.

Parcel Number: 1320-30-311-040

COMMONLY KNOWN AS: **851 Larchwood Way, Minden, NV 89423**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-30-311-040
 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: Transfer without consideration from a Trust

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: James Rodney Pursel Capacity: GRANTOR

Signature: _____ Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James Rodney Pursel and Vicki Anne Pursel,*
 Address: 851 Larchwood Way
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James Rodney Pursel and Vicki Anne Pursel, **
 Address: 851 Larchwood Way
 City: Minden
 State: NV Zip: 89423

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

Escrow # 1280442147
 State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*Trustees of the Pursel Family Trust dated May 7, 2007

**husband and wife, as joint tenants with right of survivorship