

APN: 1420-18-111-003

AFTER RECORDING RETURN TO:

Priority Title & Escrow
641 Lynnhaven Pkwy, Suite 200
Virginia Beach, VA 23452
File No. 022209121

MAIL TAX STATEMENTS TO:

Tara M. Huber
820 Overview Court
Carson City, NV 89705

QUITCLAIM DEED

This Deed is exempt from transfer tax pursuant to NRS 375.090, Section 06.

STATE OF NEVADA
COUNTY OF DOUGLAS

THIS DEED made and entered into on this 13 day of April, 2022, by and between **Andrew C. Huber, an unmarried man**, residing at 1339 Seratoga St, Minden, Nevada 89423, and **Tara M. Huber, an unmarried woman, who acquired title as husband and wife, as joint tenants**, residing at 820 Overview Court, Carson City, NV 89705, hereinafter referred to as Grantor(s) and **Tara M. Huber, an unmarried woman**, residing at 820 Overview Court, Carson City, NV 89705, 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: 820 Overview Court, Carson City, NV

89705

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 13 day of April, 2022.

Andrew C. Huber
Andrew C. Huber

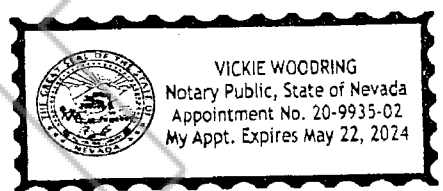
STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on 04/13/2022 by Andrew C. Huber.

Vickie Woodring
Notary Public Signature

Vickie Woodring
Printed Name of Notary Public

My commission expires: May 22, 2024



Dated this 13 day of April, 2022.

Tara M. Huber
Tara M. Huber

STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on 04/13/2022 by Tara M. Huber.

Vickie Woodring
Notary Public Signature

Vickie Woodring
Printed Name of Notary Public

My commission expires: May 22, 2024

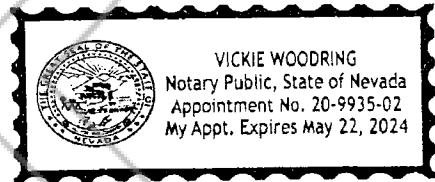


EXHIBIT A
LEGAL DESCRIPTION

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

Lot 50, in Block D as set forth on Final Map No. 1011-2A entitled Valley Vista Estates 2, Phase 2A, filed for record in the office of the Douglas County Recorder on December 6, 1995, Book 1295, Page 786, Document No. 376388, Official Records.

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

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Being all and the same lands and premises conveyed to Andrew C. Huber and Tara M. Huber by C & D Unlimited Opportunities LLC, 2/3 interest and Rachel Alexander, 1/3 interest in a Grant, Bargain and Sale Deed dated 01/21/2011 and recorded 01/28/2011 in Book 111, Page 6285, Instrument No. 777732, in the Land Records of Douglas County, Nevada.

Property commonly known as: 820 Overview Court, Carson City, NV 89705

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-18-111-003
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>JT Doc # 777732 BC</u>	

- 3. Total Value/Sales Price of Property \$ 0.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ 0.00
- Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 04
- b. Explain Reason for Exemption: Remove co-owner or joint tenant without 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 *Kristen Anglin* Capacity Recording Manager - Priority Title & Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Andrew C Huber & Tara M. Huber
 Address: 1339 Sertaga St
 City: Minden
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED) mail tax documents to:

Print Name: Tara M. Huber
 Address: 820 Overview Court
 City: Carson City
 State: Nevada Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Priority Title & Escrow Escrow #: _____
 Address: 641 Lynnhaven Pkwy #200
 City: Virginia Beach State: VA Zip: 23452