

DOUGLAS COUNTY, NV

**2022-985481**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

**05/24/2022 12:12 PM**

WOODMAN LAW GROUP

**KAREN ELLISON, RECORDER**

E05

RECORDING REQUESTED BY:

Woodman Law Group  
548 W. Plumb Ln., Ste. B  
Reno, NV 89509

MAIL TAX STATEMENTS TO:  
WHEN RECORDED RETURN TO:

Erica Bruemmer  
20 Sunbeam Lane  
Reno, NV 89521

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APN: 1022-18-002-022

**QUITCLAIM DEED**

This indenture is made and given this 20<sup>th</sup> day of May, 2022, from RICHARD W. HODGSON, JR. and JANET L. HODGSON, husband and wife as community property with right of survivorship (Grantor), to ERICA R. BRUEMMER, a married woman as her sole and separate property (Grantee).

Witnesseth, that the Grantor, for no consideration, does by this instrument transfer and quitclaim to the Grantees all that certain real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 53, BLOCK A, AS SHOWN ON THE MAP OF HOLBROOK  
HIGHLANDS SUBDIVISION FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 22, 1978 AS  
DOCUMENT NO. 18825.

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

In witness hereof, we have set our hands on this 20 day of May, 2022.

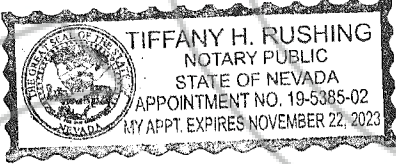
Richard W. Hodgson, Jr.  
RICHARD W. HODGSON, JR.  
Grantor

Janet L. Hodgson  
JANET L. HODGSON  
Grantor

**ACKNOWLEDGMENT**

STATE OF NEVADA        )  
  ):ss.  
COUNTY OF WASHOE    )

On the 20<sup>th</sup> day of May, 2022, personally appeared before me, a Notary Public, the persons known by me or proved by competent evidence to be RICHARD W. HODGSON, JR. and JANET L. HODGSON, who acknowledged to me that they executed the foregoing QUITCLAIM DEED and that they did so freely, voluntarily and for the uses and purposes therein described.



[Signature]  
Notary Public in and for said  
County and State

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

a) 1022-18-002-022  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**2. Type of Property:**

a) <input checked="" type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: _____
_____

**3. Total Value/Sales Price of Property:**

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
 b. Explain Reason for Exemption: transfer to daughter without consideration.

**5. Partial Interest: Percentage being transferred: 100 %**

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 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 \_\_\_\_\_ Capacity AGENT  
 Signature \_\_\_\_\_ Capacity AGENT

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>Richard W. Haddon, Jr. &amp; Janet L. Haddon</u>	Print Name: <u>Erica R. Bruemmer</u>
Address: <u>2320 Calle Verbena</u>	Address: <u>20 Sunbeam Ln.</u>
City: <u>Thousand Oaks</u>	City: <u>reno</u>
State: <u>CA</u> Zip: <u>91360.</u>	State: <u>NV</u> Zip: <u>89521</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: WOODMAN LAW GROUP Escrow # N/A  
 Address: 548 W. PLUMB LN. SUITE B  
 City: RENO State: NV Zip: 89509