

APN: 1420-07-716-004

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280469979

MAIL TAX STATEMENTS TO:

Brenda C. Nixon
984 Sunview Drive
Carson City, NV 89705

QUITCLAIM DEED

STATE OF NEVADA
COUNTY OF DOUGLAS

THIS DEED made and entered into on this 17 day of June, 2022, by and between **Brenda C. Nixon F/K/A Brenda C. Hoelzen, an unmarried woman**, residing at 984 Sunview Drive, Carson City, NV 89705, hereinafter referred to as Grantor(s) and **Brenda C. Nixon, an unmarried woman**, residing at 984 Sunview Drive, 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: 984 Sunview Drive, 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 17 day of June, 2022.

Brenda C. Nixon
Brenda C. Nixon F/K/A Brenda C. Hoelzen

STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on 6-17-2022 by Brenda C. Nixon F/K/A Brenda C. Hoelzen.

Sharon M. Lewis
Notary Public Signature

Sharon M. Lewis
Printed Name of Notary Public



My commission expires: 9-28-2024

EXHIBIT A
LEGAL DESCRIPTION

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

LOT 8, IN BLOCK 5, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASES 6A & 8A, PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 1, 1995, BOOK 595, PAGE 1, AS DOCUMENT NO. 361213 AND BY CERTIFICATE OF AMENDMENT RECORDED MAY 17, 1995, BOOK 595, PAGE 2588, AS DOCUMENT NO. 362268 AND RE-RECORDED AS AUGUST 10, 1995, BOOK 895, PAGE 1500 AS DOCUMENT NO. 368005 AND ALSO BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 7, 1995, IN BOOK 895, PAGE 816, AS DOCUMENT NO. 367680.

A.P.N.: 1420-07-716-004

PROPERTY COMMONLY KNOWN AS: 984 SUNVIEW DRIVE, CARSON CITY, NV 89705

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-07-716-004
 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: _____

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 03
 b. Explain Reason for Exemption: Recognize true status-reflect legal name change on
title 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: Brenda C. Nixon Capacity: GRANTOR
 ↓ Signature: Brenda C. Nixon Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Brenda C. Nixon F/K/A Brenda C. Hoelzen, unmarried
 Address: 984 Sunview Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Brenda C. Nixon, unmarried
 Address: 984 Sunview Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Radian Settlement Services, Inc. Escrow # 1280469979
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis State: PA Zip: 15108