

A.P.N.: 1220-21-710-163

File No: 143-2654382 (et)



00156631202209868220030030

When Recorded Return and Send Tax Statements To:

SHANE P. KIDNEY

1315 Toette Court

Gardnerville NV 89460

KAREN ELLISON, RECORDER

E05

R.P.T.T.: \$0.00 Exempt #5

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Hannah Kidney, spouse of grantee

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Shane P. Kidney, a married man as his sole and separate property

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

LOT 448, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."


Hannah Kidney 6/21/2022
Hannah Kidney Date

STATE OF **NEVADA**)
)
COUNTY OF **DOUGLAS**)
)
:SS.

This instrument was acknowledged before me on this:
21 day of June 2022

By: **Hannah Kidney**
[Signature]

Notary Public
(My commission expires: 7-24-24)

 **GANDICE D. ELLIS**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 96-3747-2 - Expires July 24, 2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-710-163
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: _____

\$0

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: _____

\$0

d) Real Property Transfer Tax Due _____

\$0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: #5

b. Explain reason for exemption: Deed to remove spouse not on title with no 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 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: *H Kidney*

Capacity: Grantor

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

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

Print Name: Hannah Kidney

Print Name: Shane P. Kidney

Address: 1325 Leonard Road

Address: 1325 Leonard Road

City: Gardnerville

City: Gardnerville

State: NV Zip: 89460

State: NV Zip: 89460

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

First American Title Insurance
Print Name: Company

File Number: 143-2654382 et/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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