

APN: 1320-30-211-064

AFTER RECORDING RETURN TO:  
Radian Settlement Services, Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280487184

MAIL TAX STATEMENTS TO:  
Taylor J. Reed and Cassandra R. Reed  
846 Mahogany Drive  
Minden, NV 89423

**QUITCLAIM DEED**

STATE OF NEVADA  
COUNTY OF DOUGLAS

THIS DEED made and entered into on this 9 day of AUG, 2022 by and between **Taylor J. Reed and Cassandra R. Reed, husband and wife, as joint tenants**, residing at 846 Mahogany Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Taylor J. Reed and Cassandra R. Reed, as Trustees of The Reed Family Trust**, residing at 846 Mahogany Drive, 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:

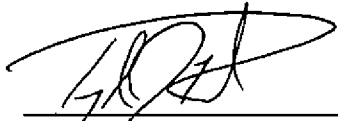
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 846 Mahogany Drive, 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 9 day of AUG, 2022.



Taylor J. Reed



Cassandra R. Reed

STATE OF NEVADA  
COUNTY OF Douglas

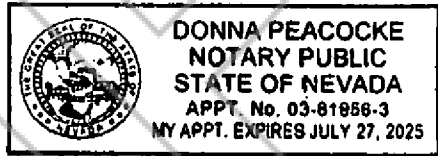
This instrument was acknowledged before me on 08-09-2022 by Taylor J. Reed and Cassandra R. Reed.



Notary Public Signature

Donna Peacocke

Printed Name of Notary Public



My commission expires: 7-27-25

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, DESCRIBED AS FOLLOW:

LOT 10 IN BLOCK D AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT NO.  
1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,  
NEVADA, ON OCTOBER 5, 1979, IN BOOK 1079, PAGE 440, DOCUMENT NO, 37417, AND  
CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, IN BOOK 780, PAGE 783,  
DOCUMENT NO. 46166, AND CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1991,  
IN BOOK 19T, PAGE 3820, DOCUMENT NO, 243938, OFFICIAL RECORDS OF DOUGLAS  
COUNTY, NEVADA.

APN: 1320-30-211-064

PROPERTY COMMONLY KNOWN AS: 846 MAHOGANY DRIVE, MINDEN, NV 89423

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-30-211-064  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 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 to 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 Cassandra R. Reed Capacity: GRANTOR  
 Signature: [Signature] Capacity: GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Taylor J. Reed and Cassandra R. Reed, \*\*  
 Address: 846 Mahogany Drive  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Taylor J. Reed and Cassandra R. Reed, as Trustees'  
 Address: 846 Mahogany Drive  
 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 # 1280487184  
 State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

\*of The Reed Family Trust

\*\*husband and wife, as joint tenants