

APN: 1220-16-710-031

**AFTER RECORDING RETURN TO:**

Radian Settlement Services, Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280494041

**MAIL TAX STATEMENTS TO:**

CONNIE A. BOYLAN  
1326 Ritter Drive  
Gardnerville, NV 89460

**QUITCLAIM DEED**

STATE OF NEVADA  
COUNTY OF DOUGLAS

THIS DEED made and entered into on this 19 day of Aug, 2022, by and between **CONNIE A. BOYLAN, Successor Trustee of the 2012 Boylan Family Trust**, residing at 1326 Ritter Drive, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **CONNIE A. BOYLAN, an unmarried woman**, residing at 1326 Ritter Drive, Gardnerville, NV 89460, 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: 1326 Ritter Drive, Gardnerville, NV 89460

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 19 day of Aug, 2022.

Connie A Boylan  
CONNIE A. BOYLAN, Successor Trustee of the 2012 Boylan Family Trust

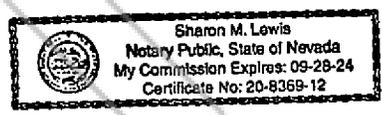
STATE OF NEVADA  
COUNTY OF Douglas

This instrument was acknowledged before me on 8-19-22 by CONNIE A. BOYLAN, Successor Trustee of the 2012 Boylan Family Trust.

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

LOT 2, IN BLOCK B, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, IN MAP BOOK 1, FILING NO. 35914.

PARCEL ID NUMBER: 1220-16-710-031

PROPERTY COMMONLY KNOWN AS: 1326 RITTER DRIVE, GARDNERVILLE, NV 89460

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-16-710-031  
 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: 8/24/22 Trust Ok~A.B.

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: Out of Trust  
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: [Signature] Capacity: Grantor  
 Signature: [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: CONNIE A. BOYLAN, Successor Trustee\*\*  
 Address: 1326 Ritter Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Connie A Boyland, unmarried  
 Address: 1326 Ritter Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Radian Escrow # 1280494041  
 Address: 1000 GSK Drive, Suite 210  
 City: Coraopolis State: PA Zip: 15108