

DOUGLAS COUNTY, NV

2022-989338

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/12/2022 10:53 AM

AMROCK, LLC

KAREN ELLISON, RECORDER

E05

**APN: 1220-15-310-063**

**R.P.T.T.: \$0.00**

Exempt: (5)

**Recording Requested By:**

Bonnie R. Spradley

PO Box 6233

Gardnerville, NV 89460

**After Recording Mail To:**

Bonnie R. Spradley, et al

PO Box 6233

Gardnerville, NV 89460

**Send Subsequent Tax Bills To:**

Bonnie R. Spradley, et al

PO Box 6233

Gardnerville, NV 89460

72627172-8393044

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT, Bonnie R. Spradley, a married person, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Bonnie R. Spradley and William P. Sparpana, a married couple, as joint tenants with right of survivorship and not as tenants in common, whose address is PO Box 6233, Gardnerville, Nevada 89460,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 876 Dresslerville Road, Gardnerville, NV 89460

Subject To: Restrictions, Conditions, Covenants; Rights, Rights of Way, and Easements now of record, if any.

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



PRO 72627172 QC101 01 0103

(Attached to and becoming a part of Quitclaim Deed dated 9-7-2022  
between Bonnie R. Spradley, a married person, as Seller(s) and Bonnie R. Spradley and William P. Sparpana, a married couple, as joint tenants with right of survivorship and not as tenants in common, as Purchaser(s).)

WITNESS my/our hands, this 7 day of September, 2022.

Bonnie R. Spradley  
Bonnie R. Spradley

STATE OF Nevada)  
COUNTY OF Douglas)<sup>SS</sup>

This instrument was acknowledged before me, this 7 day of September, 2022, by Bonnie R. Spradley.

**NOTARY STAMP/SEAL**

[Signature]  
Notary Public  
Notary  
Title and Rank  
My Commission Expires: 4-3-2024

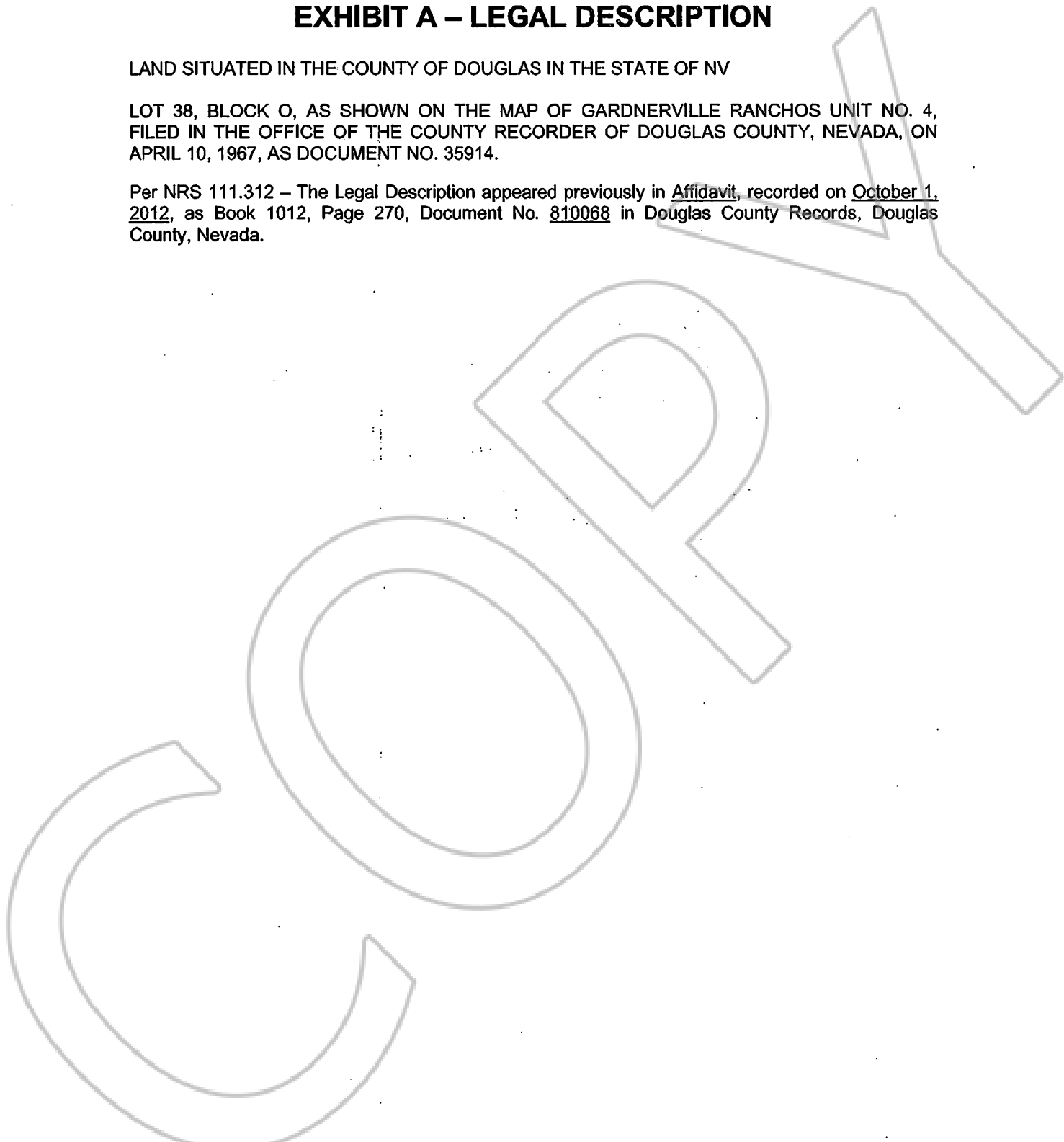


## EXHIBIT A – LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

LOT 38, BLOCK O, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 10, 1967, AS DOCUMENT NO. 35914.

Per NRS 111.312 – The Legal Description appeared previously in Affidavit, recorded on October 1, 2012, as Book 1012, Page 270, Document No. 810068 in Douglas County Records, Douglas County, Nevada.



PRO 72627172 QC101 01 0303

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-15-310-063  
 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 ( N/a ) )  
 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 5  
 b. Explain Reason for Exemption: A transfer of title between parents and children or spouse to spouse  
Spouse to Spouse

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 Bonnie R. Spradley Capacity: GRANTOR/GRANTEE  
 Signature William P. Sparana Capacity: GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Bonnie R. Spradley  
 Address: PO Box 6233  
 City: \_\_\_\_\_  
 State: NV                      Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Bonnie R. Spradley and William P. Sparana  
 Address: PO Box 6233  
 City: Gardnerville  
 State: Nevada              Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Amrock - Recording Department      Escrow # 72627172  
 Address: 662 Woodward Avenue  
 City: Detroit                      State: MI                      Zip: 48226