

DOUGLAS COUNTY, NV

2023-1000247

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/07/2023 09:11 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 142033312045

**AFTER RECORDING RETURN TO:**

Radian Settlement Services, Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280580863

**MAIL TAX STATEMENTS TO:**

Michael Dean Staley and Lupe V. Staley  
1256 Wrangler Circle  
Minden, NV 89423

**QUITCLAIM DEED**

THIS DEED made and entered into on this 31 day of August, 2023, by and between **Michael D. Staley and Lupe V. Staley, as Trustees of the Staley Family Trust dated December 18, 2020**, residing at 1256 Wrangler Circle, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Michael Dean Staley and Lupe V. Staley, husband and wife, as community property with right of survivorship**, residing at 1256 Wrangler Circle, 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: 1256 Wrangler Circle, Minden, NV 89423

Prior instrument reference: Instrument Number: 2022-981957, Recorded: 03/02/2022

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 31 day of August, 2023.

*Michael D. Staley*

Michael D. Staley, as Trustee of the Staley Family Trust dated December 18, 2020

*Lupe V. Staley*

Lupe V. Staley, as Trustee of the Staley Family Trust dated December 18, 2020

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on August 31, 2023 (date) by Michael D. Staley and Lupe V. Staley, as Trustees of the Staley Family Trust dated December 18, 2020.

*Chad Shoffner*

Notary Public Signature

Chad Shoffner  
Printed Name of Notary Public

My commission expires: 01-31-2025



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

ALL THAT REAL PROPERTY LOCATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,  
AND IS MORE FULLY DESCRIBED AS FOLLOWS:

LOT 200; AS SET FORTH ON THE FINAL MAP OF WILDHORSE UNIT NO. 6, A PLANNED UNIT  
DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS  
COUNTY, STATE OF NEVADA, ON MARCH 15, 1994, IN BOOK 394, AT PAGE 2741, AS  
DOCUMENT NO. 332336

APN: 142033312045

PROPERTY COMMONLY KNOWN AS: 1256 WRANGLER CIRCLE, MINDEN, NV 89423

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 142033312045  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'/Ind'l                 |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> 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 \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 07  
 b. Explain Reason for Exemption: Transferring out of Trust for no 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: Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael D. Staley and Lupe V. Staley, as Trustees  
 Address: 1256 Wrangler Circle  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael Dean Staley and Lupe V. Staley  
 Address: 1256 Wrangler Circle  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: <u>Radian Settlement Services, Inc.</u>	Escrow # _____
Address: <u>1000 GSK Drive, Suite 210</u>	
City: <u>Coraopolis</u>	State: <u>PA</u> Zip: <u>15108</u>