

APN: 1220-15-110-065  
(formerly APN 27-361-08)



00172597202310003860040041

**RECORDING REQUESTED BY and  
AFTER RECORDING MAIL THIS DOCUMENT TO:**

SULLIVAN LAW  
1625 State Route 88, Suite 401  
Minden, NV 89423

SHAWNYNE GARREN, RECORDER

E03

**MAIL TAX STATEMENTS TO GRANTEE:**

Nancy Hulsey  
966 Dean Drive  
Gardnerville, NV 89460

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. *(Per NRS 239B.030)*

## **QUITCLAIM DEED**

THIS INDENTURE, made effective this 6th day of September, 2023, by and between CAROL E. MURPHY (formerly CAROL WHITCOMB), Surviving Trustee under Trust Agreement dated July 31, 1984, CAROL E. MURPHY (formerly CAROL WHITCOMB), individually, and PETER J. MURPHY, individually, husband and wife, collectively, Grantor, and Nancy Hulsey, an unmarried woman, Grantee,

### **WITNESSETH:**

That the Grantor, in consideration of payment by Grantee of the purchase price for the below-described property, in full satisfaction of the terms and conditions of that certain Contract of Sale evidenced by the Memorandum of Contract of Sale recorded in the Office of the Douglas County Recorder, State of Nevada, on May 31, 1990 in Book 590, Pages 4783-4784 as Document No. 227188, Official Records, and other good and valuable consideration paid by or on behalf of the Grantee, the receipt whereof is hereby acknowledged, does by these presents quitclaim to the Grantee, and to her successors and assigns, any and all right, title, and interest in and to that certain parcel of real property with improvements located thereon, further including all mineral, oil, gas, timber, logging and water rights belonging or in any way appertaining to said real property, situate in Douglas County, State of Nevada, commonly known at 966 Dean Drive, Gardnerville, NV and more particularly described as follows:

Lot 53, as said lot is shown on the Subdivision Map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965 in Book 1 of Maps, Document No. 28309, as amended on June 4, 1965 Document No. 28377.


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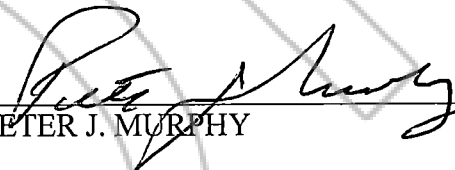
TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to her successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance, effective the day and year first above written.

Dated: 9-6-2023

  
CAROL E. MURPHY (formerly CAROL WHITCOMB), individually and as Surviving Trustee under Trust Agreement dated July 31, 1984

  
PETER J. MURPHY

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of california )

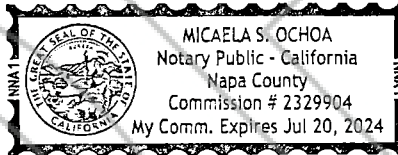
County of Napa )

On september 6, 2023 before me, micaela s. ochoa, a notary public, personally appeared CAROL E. MURPHY, and PETER J. MURPHY who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their her authorized capacity, and that by their signatures on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of california that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

micaela s. ochoa  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-15-110-065  
 b) (formerly APN 27-361-08)  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: transfer of title pursuant to land sale installment contract, Memorandum recorded 5.31.90, Doc. No. 227188, transfer taxes paid 5.31.90

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 <u>Carol Murphy</u>	Capacity _____	Grantor
Signature <u>Nancy V. Hulseley</u>	Capacity _____	Grantee
SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Carol Murphy  
 Address: 854 Acorn Way  
 City: Napa  
 State: CA                      Zip: 94558

Print Name: Nancy V. Hulseley  
 Address: 966 Dean Dr.  
 City: Gardnerville  
 State: NV                      Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Sullivan Law                      Escrow # \_\_\_\_\_  
 Address: 1625 State Route 88, Ste. 401  
 City: Minden                      State: NV                      Zip: 89423

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