

DOUGLAS COUNTY, NV

2023-1000414

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/12/2023 02:06 PM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-22-410-190

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280582025

MAIL TAX STATEMENTS TO:

Douglas Gordon Vido and Sarah Suzanne Vido
1415 Patricia Drive
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 7 day of September, 2023, by and between **DOUGLAS GORDON VIDO AND SARAH SUZANNE VIDO, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE DOUGLAS GORDON VIDO AND SARAH SUZANNE VIDO REVOCABLE LIVING TRUST, DATED MAY 12TH, 2022 AND ANY AMENDMENT THERETO**, residing at 1415 Patricia Drive, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **DOUGLAS GORDON VIDO AND SARAH SUZANNE VIDO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, residing at 1415 Patricia 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: 1415 Patricia Drive, Gardnerville, NV 89460

Prior instrument reference: 2022-987903, Recorded: 07/27/2022

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 7 day of September, 2023.

Douglas Gordon Vido

DOUGLAS GORDON VIDO, TRUSTEE OR THEIR SUCCESSORS IN TRUST, UNDER THE DOUGLAS GORDON VIDO AND SARAH SUZANNE VIDO REVOCABLE LIVING TRUST, DATED MAY 12TH, 2022 AND ANY AMENDMENT THERETO

Sarah Suzanne Vido

SARAH SUZANNE VIDO, TRUSTEE OR THEIR SUCCESSORS IN TRUST, UNDER THE DOUGLAS GORDON VIDO AND SARAH SUZANNE VIDO REVOCABLE LIVING TRUST, DATED MAY 12TH, 2022 AND ANY AMENDMENT THERETO

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on 09-07-2023 (date) by

DOUGLAS GORDON VIDO AND SARAH SUZANNE VIDO, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE DOUGLAS GORDON VIDO AND SARAH SUZANNE VIDO REVOCABLE LIVING TRUST, DATED MAY 12TH, 2022 AND ANY AMENDMENT THERETO.

Donna Peacocke

Notary Public Signature

Donna Peacocke
Printed Name of Notary Public

My commission expires: 07/27/2025

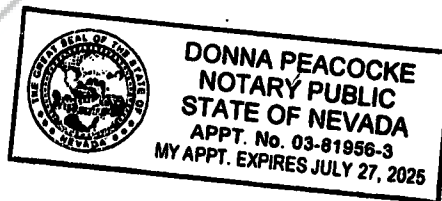


EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 799, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS DOCUMENT NO. 72456.

APN: 1220-22-410-190

PROPERTY COMMONLY KNOWN AS: 1415 PATRICIA DRIVE, GARDNERVILLE, NV 89460

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-22-410-190
 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: Verified Trust - js

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 7
 b. Explain Reason for Exemption: Transfer without consideration to or from 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 José A. Coronado Capacity: Grantor
 Signature Naush Sugore Vido Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: See attached Exhibit "C"
 Address: 1415 Patricia Drive
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: See attached Exhibit "C"
 Address: 1415 Patricia Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Radian Settlement Services, Inc. Escrow # _____
 Address: 1000 GSK Drive, Ste. 210
 City: Coraopolis State: PA Zip: 15108

Exhibit "C"

Declaration of Value form

Seller (Grantor)

Name:

**DOUGLAS GORDON VIDO AND SARAH SUZANNE VIDO, TRUSTEES OR THEIR SUCCESSORS IN TRUST,
UNDER THE DOUGLAS GORDON VIDO AND SARAH SUZANNE VIDO REVOCABLE LIVING TRUST, DATED
MAY 12TH, 2022 AND ANY AMENDMENT THERETO**

Buyer (Grantee)

Name:

**DOUGLAS GORDON VIDO AND SARAH SUZANNE VIDO, HUSBAND AND WIFE, AS JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**