

DOUGLAS COUNTY, NV

2023-1001344

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

10/11/2023 10:59 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-24-201-010

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280587194

MAIL TAX STATEMENTS TO:
David R. Gamble and Allison Gamble
1813 Sullivan Drive
Gardnerville, NV 89410

QUITCLAIM DEED

THIS DEED made and entered into on this 25 day of April, 2023, by and between **David R. Gamble and Allison Gamble, Trustees of the D & A Gamble Trust, dated April 25, 2022**, residing at 1813 Sullivan Drive, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **David R. Gamble and Allison Gamble, as community property with right of survivorship**, residing at 1813 Sullivan Drive, Gardnerville, NV 89410, 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: 1813 Sullivan Drive, Gardnerville, NV 89410

Prior instrument reference: Instrument Number: 2022-986194, Recorded: 06/10/2022

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 25th day of Sept, 202023.

David R. Gamble
David R. Gamble, Trustee of the D & A Gamble Trust, dated April 25, 2022

Allison G
Allison Gamble, Trustee of the D & A Gamble Trust, dated April 25, 2022

STATE OF Oregon
COUNTY OF Coos

This instrument was acknowledged before me on Sept 25, 2023 (date) by
David R. Gamble and Allison Gamble, Trustees of the D & A Gamble Trust, dated April 25, 2022.

Jenny Fern Cantrell
Notary Public Signature

JENNY FERN CANTRELL
Printed Name of Notary Public

My commission expires: 10.07.2025

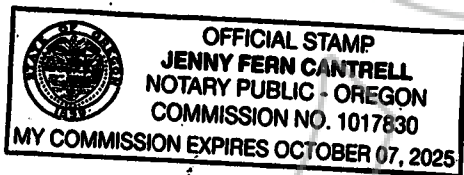


EXHIBIT A
LEGAL DESCRIPTION

THE REAL PROPERTY SITUATED IN DOUGLAS COUNTY, STATE OF NEVADA, MORE PRECISELY DESCRIBED AS:

THAT PORTION OF LOT 30, AS SHOWN ON THE OFFICIAL MAP OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 14, 1965 AS DOCUMENT NO. 27706, DESCRIBED AS FOLLOWS:

PARCEL 2-B AS SHOWN ON THE HILLTOP PARCEL MAP NO. 2, BEING A RESUBDIVISION OF PARCEL 2 OF THE HILLTOP PARCEL MAP AS RECORDED IN BOOK 977, PAGE 1606, AS DOCUMENT NO. 13397, LOCATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, T 12 N, R. 20 E, M.D.B. & M., DOUGLAS COUNTY, NEVADA, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 16, 1985, AS DOCUMENT NO. 120239. EXCEPT THEREFROM ALL THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF SULLIVAN LANE.

APN: 1220-24-201-010

PROPERTY COMMONLY KNOWN AS: 1813 SULLIVAN DRIVE, GARDNERVILLE, NV 89410

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 1220-24-201-010
- 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: <u>Verified Trust - JS</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
- 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: Transfer 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: owner / Grantor

Signature: [Signature] Capacity: owner / Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: David R. Gamble and Allison Gamble, Trustees
 Address: 1813 Sullivan Drive
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: David R. Gamble and Allison Gamble
 Address: 1813 Sullivan Drive
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Radian Settlement Services, Inc.
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis

Escrow # _____
 State: PA Zip: 15108