

DOUGLAS COUNTY, NV

2023-1001524

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

10/18/2023 08:23 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E05

APN: 1220-12-710-015

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280581639

MAIL TAX STATEMENTS TO:

Gillian Graham and Kody Kerwin
1070 Cortez Lane
Gardnerville, NV 89410

QUITCLAIM DEED

THIS DEED made and entered into on this 12th day of October, 202023, by and between **GILLIAN GRAHAM**, residing at 1070 Cortez Lane, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **GILLIAN GRAHAM AND KODY KERWIN, WIFE AND HUSBAND AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP**, residing at 1070 Cortez Lane, 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: 1070 Cortez Lane, Gardnerville, NV 89410

Prior instrument reference: _____, Recorded: Concurrently here within

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 12 day of October, 2023.

Gillian Graham
GILLIAN GRAHAM

Kody W Kerwin 10/12/23
KODY KERWIN

STATE OF NV
COUNTY OF Douglas

This instrument was acknowledged before me on 10-12-23 (date) by
GILLIAN GRAHAM.

Rhonda Teris
Notary Public Signature

Rhonda Teris
Printed Name of Notary Public

My commission expires: 9-25-26



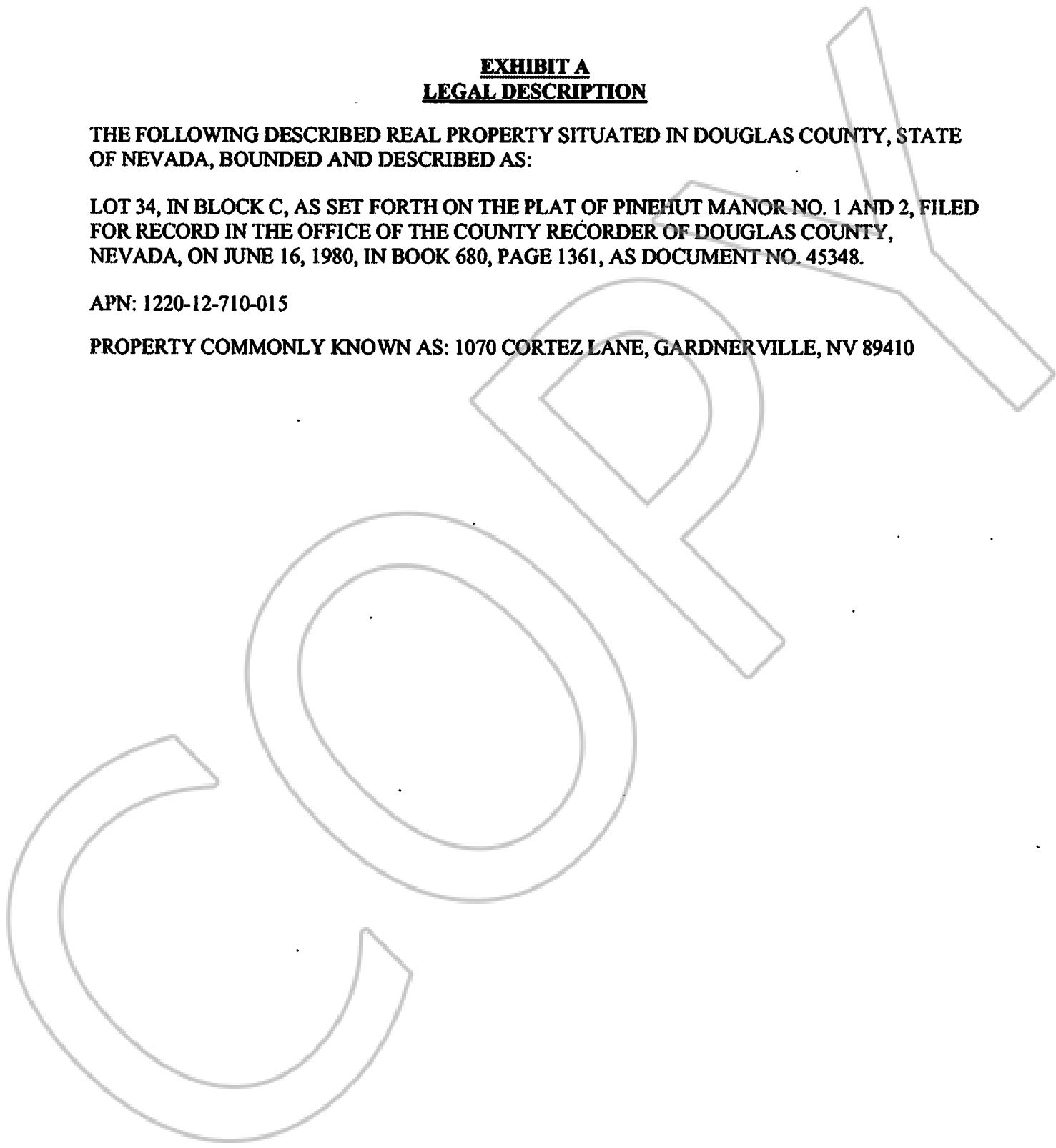
EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN DOUGLAS COUNTY, STATE OF NEVADA, BOUNDED AND DESCRIBED AS:

LOT 34, IN BLOCK C, AS SET FORTH ON THE PLAT OF PINEHUT MANOR NO. 1 AND 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 16, 1980, IN BOOK 680, PAGE 1361, AS DOCUMENT NO. 45348.

APN: 1220-12-710-015

PROPERTY COMMONLY KNOWN AS: 1070 CORTEZ LANE, GARDNERVILLE, NV 89410



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-12-710-015
 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'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book <u> </u> <small>Prior Deed Recording Info (Box)</small>	Page <u> </u> <small>Prior Deed Recording Info</small>
Date of Recording: <u>04/07/2022</u>	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 00
 b. Deed in Lieu of Foreclosure Only (value of property ()
 c. Transfer Tax Value: \$ 00
 d. Real Property Transfer Tax Due \$ 00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer between spouses for no consideration
Adding spouse to title.

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: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: GILLIAN GRAHAM
 Address: 1070 Cortez Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gillian Graham & Kody Kerwin, w&h, **
 Address: 1070 Cortez Lane
 City: Gardnerville
 State: NV Zip: 89410

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 PA 15108 State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**** as jtwros**