

A.P.N. 1220-09-810-077

When Recorded, Mail to:  
Debra Ross  
1020 Wagon Wheel Ct  
Gardnerville, NV 89460

Mail Tax Statements to:  
Debra Ross  
1020 Wagon Wheel Ct  
Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER

E06

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Misty D. Dee, spouse of the grantee herein (“Grantor”), and pursuant to a Martial Settlement Agreement, does hereby remise, release, and quitclaim to Debra K. Ross, as her sole and separate property (“Grantee”), of Douglas County, Nevada, and to the heirs and assigns of such Grantee forever, all that real property situated in Douglas County, State of Nevada, more specifically described as:

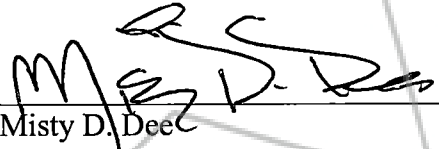
See Exhibit ‘A’ attached for legal description.

Together with all and singular tenements, hereditaments and appurtenances belonging thereto or in anywise appertaining, and any reversions, reminders, rents, issues or profits thereof.

It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above-described property.

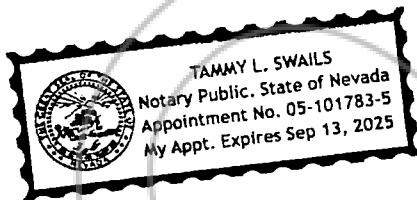
Pursuant to NRS § 111.312, this legal description was previously recorded on December 28, 1994, as Document Number 353383, Bk 1294 Pg 4189 in the Office Records of Douglas County.

Dated this 1 day of September 2023

  
Misty D. Dee

STATE OF NEVADA     )  
                                  )  
COUNTY OF DOUGLAS )

On the 1<sup>st</sup> day of September 2023, before me, a notary public, personally appeared Misty D. Dee, proven to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed this instrument.



  
NOTARY PUBLIC

EXHIBIT 'A'

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 311, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, Page 686, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 31, Page 797, as Document No. 28377.

A.P.N. 27-320-28

COPY

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 11220-09-810-077  
 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  
 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 # 6  
 b. Explain Reason for Exemption: transfer of title pursuant to divorce decree

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 \_\_\_\_\_ Buyer

Signature [Signature] Capacity \_\_\_\_\_ Seller

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Misty Dee  
 Print Name: \_\_\_\_\_  
 Address: 1020 Wagon Wheel Ct  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Debra K. Ross  
 Print Name: \_\_\_\_\_  
 Address: 1020 Wagon Wheel Ct  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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