

DOUGLAS COUNTY, NV

2023-1003198

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

12/15/2023 11:10 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E03

APN: 1220-16-210-127

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280602196

MAIL TAX STATEMENTS TO:

Dean J. Calabrese
1272 Kingston Way
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 11th day of December 2023 by and between **DEAN J. CALABRESE, AN UNMARRIED MAN, WHO ACQUIRED TITLE AS A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY**, residing at 1272 Kingston Way, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **DEAN J. CALABRESE, AN UNMARRIED MAN**, residing at 1272 Kingston Way, 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: 1272 Kingston Way, Gardnerville, NV 89460

Prior instrument reference: Instrument Number 2022-987894, 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 11th day of December, 20 23.

Dean Calabrese
DEAN J. CALABRESE

STATE OF NV
COUNTY OF Douglas

This instrument was acknowledged before me on 12-11-2023 (date) by
DEAN J. CALABRESE.

[Signature]
Notary Public Signature

Rhonda Teris
Printed Name of Notary Public

My commission expires: 9-25-26



EXHIBIT A
LEGAL DESCRIPTION

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

LOT 15, IN BLOCK D, AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED MAP OF
RANCHOS ESTATES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE
COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 30, 1972, AS
DOCUMENT NO. 62493.

APN: 1220-16-210-127

Property commonly known as: 1272 Kingston Way, Gardnerville, NV 89460

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 1220-16-210-127
- 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: _____	

- 3.a. Total Value/Sales Price of Property \$ _____
- b. Deed in Lieu of Foreclosure Only (value of property (N/A) _____)
- 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 03 _____
- b. Explain Reason for Exemption: change marital status 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: Dean Calabrese Capacity: Grantor

Signature: Dean Calabrese Capacity: Grantee

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

Print Name: Dean J. Calabrese

Address: 1272 Kingston Way

City: Gardnerville

State: NV Zip: 89460

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

Print Name: Dean J. Calabrese

Address: 1272 Kingston Way

City: Gardnerville

State: NV Zip: 89460

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

Print Name: Radian Settlement Services, Inc.

Address: 1000 GSK Drive, Ste. 210

City: Coraopolis PA 15108

Escrow # _____

State: _____ Zip: _____