



SHAWNYNE GARREN, RECORDER

**Prepared By:**

Name: Yanling Chen  
Address: 2851 W 20th St. Brooklyn  
State: NY Zip Code: 11224

**After Recording Return To:**

Name: Yang Chen  
Address: 1376 Chichester Dr. Gardnerville  
State: NV Zip Code: 89410

Space Above This Line for Recorder's Use

**QUIT CLAIM DEED**

STATE OF Nevada  
COUNTY OF Douglas

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of  
10 Dollars (\$10) in hand paid to  
Yanling Chen (Grantor Name), a Married (Marital  
Status), residing at 2851 W 20th St. Brooklyn NY 11224  
(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to  
Yang Chen (Grantee Name), a Married (Marital  
Status), residing at 1376 Chichester Dr Gardnerville NV 89410  
(hereinafter known as the "Grantee(s)") all interest which I (we) have, if any in the  
following described real estate, situated in Douglas County,  
Nevada, to-wit:

Address: 1376 Chichester Dr, Gardnerville NV 89410  
Parcel Number: 1320-33-817-017 see exhibit "A"

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]



To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

\_\_\_\_\_

**Grantor's Signature**

Yanling Chen

\_\_\_\_\_  
**Grantor's Name**

2851 W 20th St.

\_\_\_\_\_  
**Street Address**

Brooklyn NY 11224

\_\_\_\_\_  
**City, State & ZIP**

\_\_\_\_\_

**Grantor's Signature**

*[Handwritten Signature]*

\_\_\_\_\_  
**Grantor's Name**

\_\_\_\_\_  
**Street Address**

\_\_\_\_\_  
**City, State & ZIP**

In Witness Whereof,

\_\_\_\_\_

**Witness Signature**

\_\_\_\_\_  
**Witness Name**

\_\_\_\_\_  
**Street Address**

\_\_\_\_\_  
**City, State & ZIP**

\_\_\_\_\_

**Witness Signature**

\_\_\_\_\_  
**Witness Name**

\_\_\_\_\_  
**Street Address**

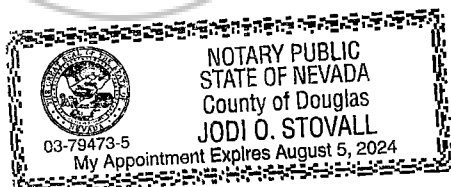
\_\_\_\_\_  
**City, State & ZIP**

STATE OF Nevada

COUNTY OF Douglas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that YANLING CHEN whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 18 day of December, 2023.



*[Handwritten Signature]*  
\_\_\_\_\_  
**Notary Public**

My Commission Expires: 8-5-24





**EXHIBIT 'A'**

**LOT 17, IN BLOCK D, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-12 FOR CHICHESTER ESTATES, PHASE 12, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AND RECORDED JANUARY 8, 2004 IN BOOK 0104, PAGE 2012, AS DOCUMENT NO. 601490.**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-33-817-017  
 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: \$ 294,529  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 294,529  
 Real Property Transfer Tax Due: \$ 1150.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 100% Seller  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: YANLING CHEN  
 Address: 2851 W 20th St.  
 City: Brooklyn  
 State: NY Zip: 11224

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Yang Chen  
 Address: 1376 Chichester  
 City: Gardnerville, NV  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_