

DOUGLAS COUNTY, NV

**2023-993194**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

**01/13/2023 12:59 PM**

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E05

APN: 1121-05-516-036

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.

1000 GSK Drive, Suite 210

Coraopolis, PA 15108

File No. 1280529070

MAIL TAX STATEMENTS TO:

Denise K. Beronio

271 Walker Street

Gardnerville, NV 89410

This Deed is exempt from transfer tax pursuant to NRS 375.090, Section 05.

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**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Michael P. Cook, spouse of Denise K. Beronio**, a mailing address of 271 Walker Street, Gardnerville, NV 89410

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**Denise K. Beronio, a married woman as her sole and separate property**, a mailing address of 271 Walker Street, Gardnerville, NV 89410

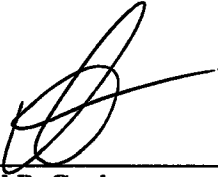
all the right, title and interest of the undersigned in and to the real property situate in the County of Douglas, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 271 Walker Street, Gardnerville, NV 89410

The purpose of this Quitclaim document is to relinquish any possible community interest that grantor may have or may acquire in the future.

Dated this 9 day of January, 2023.



Michael P. Cook

STATE OF NEVADA  
COUNTY OF Douglas

This instrument was acknowledged before me on 1-9-2023 by Michael P. Cook.

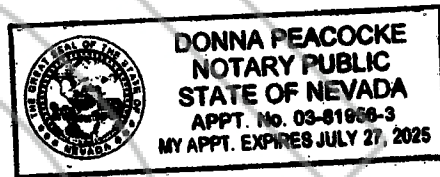


Donna Peacocke  
Notary Public Signature



Donna Peacocke  
Printed Name of Notary Public

My commission expires: 7-27-25



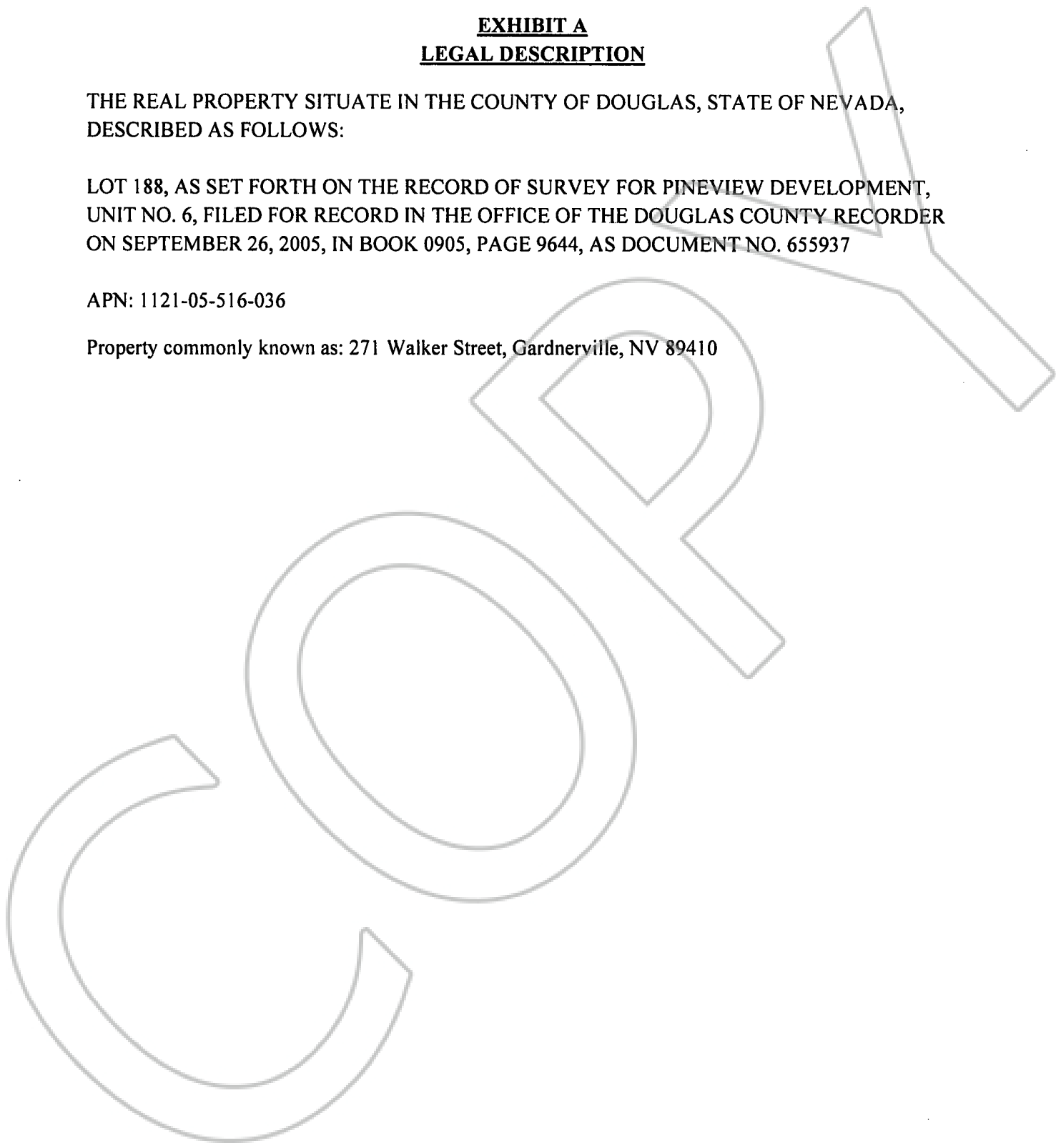
**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,  
DESCRIBED AS FOLLOWS:

LOT 188, AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT,  
UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER  
ON SEPTEMBER 26, 2005, IN BOOK 0905, PAGE 9644, AS DOCUMENT NO. 655937

APN: 1121-05-516-036

Property commonly known as: 271 Walker Street, Gardnerville, NV 89410



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1121-05-516-036  
 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 _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 1.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ EXEMPT

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 05  
 b. Explain Reason for Exemption: between spouses  
Michael P. Cook is the spouse of Denise K. Beronio

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: Michael P. Cook  
 Address: 271 Walker Street  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Denise K. Beronio  
 Address: 271 Walker Street  
 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