

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

QUITCLAIM DEED

STATE OF NEVADA
COUNTY OF DOUGLAS

THIS DEED made and entered into on this 9 day of JAN, 2023 by and between **Denise K. Beronio, a married woman who acquired title as a single woman**, residing at 271 Walker Street, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **Denise K. Beronio, a married woman as her sole and separate property**, residing at 271 Walker Street, 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: 271 Walker Street, Gardnerville, NV 89410

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 9 day of January, 2023.

Denise K. Beronio
Denise K. Beronio

STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on 1-9-2023 by Denise K. Beronio.

Donna Peacocke
Notary Public Signature

Donna Peacocke
Printed Name of Notary Public

My commission expires: 7-27-25

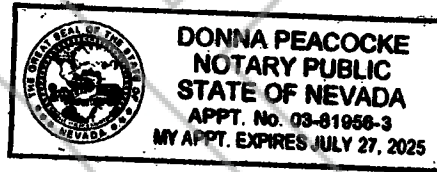


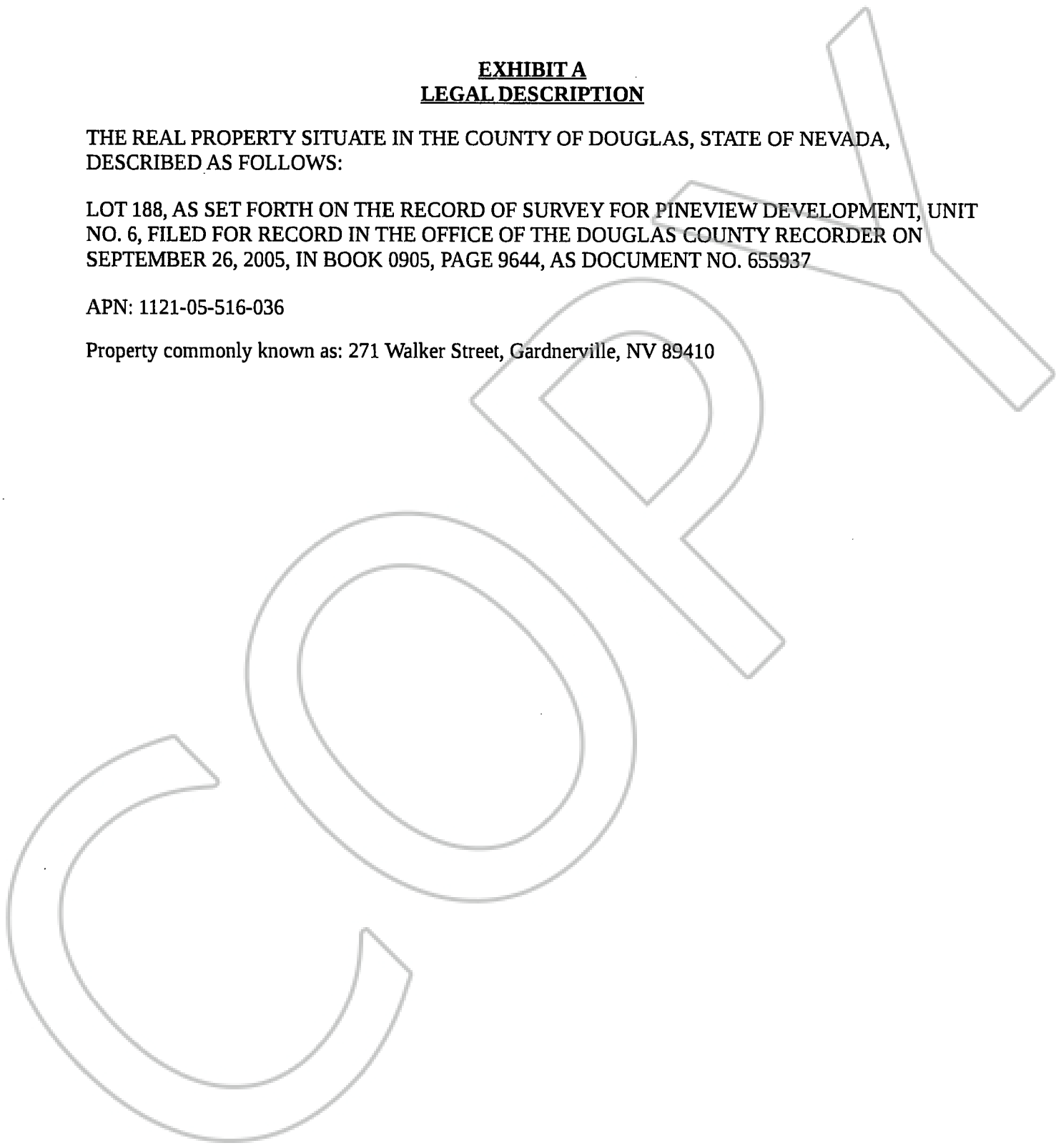
EXHIBIT A
LEGAL DESCRIPTION

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. 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 \$ 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 03
 b. Explain Reason for Exemption: to recognize true status
to update marital status

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 [Handwritten Signature] Capacity: Grantor/Grantee

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Denise K. Beronio
 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