

APN# 1220-17-501-013



SHAWNYNE GARREN, RECORDER

E03

Recording Requested by/Mail to:

Name: April A. Wilson

Address: 1738 Timber Ct.

City/State/Zip: Gardnerville, NV. 89410

Mail Tax Statements to:

Name: April A. Wilson, Paul L. Wilson

Address: 1738 Timber Ct.

City/State/Zip: Gardnerville, NV. 89410

Corrected - Quitclaim Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

April Wilson
Signature

April Wilson
Printed Name

This document is being (re-)recorded to correct document # 2023-994516, and is correcting
RE-RECORDED TO CORRECT GRANTOR NAMES

TAX PARCEL #:

1220-17-501-013

FILED FOR RECORD AT REQUEST OF:

April Ann Wilson

WHEN RECORDED RETURN TO:

April Ann Wilson, Paul Lawrence Wilson
1738 Timber Ct, Gardnerville, NV. 89410

THIS SPACE PROVIDED FOR RECORDER'S USE

Quitclaim Deed

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gary Lee Allen, married, of P.O. Box 6419 Gardnerville, NV. 89410, and Diana Kay Allen, married, of P.O. Box 6419 Gardnerville, NV. 89410, (collectively the "Grantor"), conveys, as well as quitclaim, unto April Ann Wilson, of 1738 Timber Ct, Gardnerville, NV. 89410 and Paul Lawrence Wilson, of 1738 Timber Ct, Gardnerville, NV. 89410, a married couple, (collectively the "Grantee"), the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

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

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of section 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northeast corner of Section 17, Township 12 North, Range 20 East, M.D.B.&M., proceed South 38°42'55" West, 1323.12 feet to TRUE POINT OF

BEGINNING, which is the Northeast corner of the parcel; thence South 0°01'14" West, 295.49 feet to the Southeast corner of the parcel; thence south 89°23'34" West, 435.91 feet along the Northerly boundry line of the William Bartels property, to the Southwest corner of the parcel; thence North 0°17'20" West, 303.63 feet, along the Easterly boundry of the 50 foot road right-of-way to the Northwest corner of the parcel; thence South 89°32'21" East, 437.53 feet to the True Point of Beginning.

APN# 1220-17-501-013



Recording Requested by/Mail to:

Name: April A. Wilson

Address: 1738 Timber Ct.

City/State/Zip: Gardnerville, NV. 89410

SHAWNYNE GARREN, RECORDER

E05

Mail Tax Statements to:

Name: April A. Wilson, Paul L. Wilson

Address: 1738 Timber Ct.

City/State/Zip: Gardnerville, NV. 89410

Quitclaim Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

___ Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

___ Judgment – NRS 17.150(4)

___ Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

TAX PARCEL #:

1220-17-501-013

FILED FOR RECORD AT REQUEST OF:

April Ann Wilson

WHEN RECORDED RETURN TO:

April Ann Wilson, Paul Lawrence Wilson

1738 Timber Ct, Gardnerville, NV. 89410, 1738

Timber Ct, Gardnerville, NV. 89410

THIS SPACE PROVIDED FOR RECORDER'S USE

Quitclaim Deed

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gary Lee Allen, married, of P.O. Box 6419 Gardnerville, NV. 89410, (~~the Grantor~~), conveys, as well as quitclaim, unto April Ann Wilson, of 1738 Timber Ct, Gardnerville, NV. 89410 and Paul Lawrence Wilson, of 1738 Timber Ct, Gardnerville, NV. 89410, a married couple, (collectively the "Grantee"), the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

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

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of section 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northeast corner of Section 17, Township 12 North, Range 20 East, M.D.B.&M., proceed South 38°42'55" West, 1323.12 feet to TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel; thence South 0°01'14" West, 295.49 feet to the Southeast corner of the parcel; thence south 89°23'34" West, 435.91 feet along the Northerly boundry line of the William Bartels property, to the Southwest corner of the parcel; thence North 0°17'20" West, 303.63 feet, along the Easterly boundry of the 50 foot road right-of-way to the Northwest corner of the parcel; thence South 89°32'21" East, 437.53 feet to the True Point of Beginning.

Together with a non-exclusive easement, which is particularly described as follows:

A strip of land (50) feet in width in Southeast corner of which is a point located as follows:

Commencing at the Northeast corner of Section 17, Township 12 North, Range 20 East, M.D.B.&M., thence South 38°42'55" West, 1323.12 feet; thence South 0°1'14" West, 295.49 feet to the Southwest Corner of a three acre parcel belonging to Stephen Talbot and thence South 89°23'34" West 435.91 feet along the South line of the said Talbot Parcel to the Point at the Southwest corner of the said Talbot Parcel, which point is also at the said Southeast corner of the said right-of-way, and the East boundary of which fifty-foot strip bears North 0°17'0" West to Centerville Lane.

Being all or part of the same property described in the County Register's Deed Book 1299, Page 2612.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED: December 19, 2022

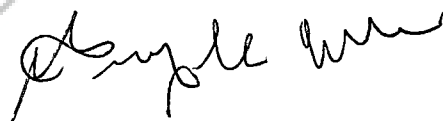
Signed in the presence of:



Signature

Kory Swift

Name



Gary Lee Allen

Grantor Acknowledgement

STATE OF NEVADA

COUNTY OF Douglas

On this day personally appeared before me Gary Lee Allen, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Quitclaim Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of December, 2022.

Lisa Voelka
Notary Public in and for the State of Nevada

County of Douglas

Residing at 1312 Toiyabe Ave
Gardnerville NV 89410

My Commission Expires 5/31/26



Spousal Acknowledgement

I, Diana Kay Allen of P.O. Box 6419 Gardnerville, NV. 89410, spouse of Gary Lee Allen, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Gary Lee Allen

Spouse's Signature *[Handwritten Signature]*

AS Agent for Diana Kay Allen
Under durable Power of Attorney.

STATE OF NEVADA

COUNTY OF Douglas

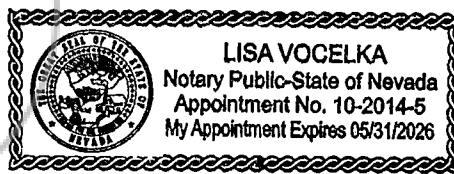
Gary Lee Allen, attorney-in-fact for

On this day personally appeared before me Diana Kay Allen, the "Grantor's spouse", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Spousal Acknowledgement was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of December, 2022.

[Handwritten Signature]

Notary Public in and for the State of Nevada



County of Douglas

Residing at 1312 Toiyabe Ave, Gardnerville NV 89410

My Commission Expires 5/31/26

Send Subsequent Tax Bills to: April Ann Wilson, Paul Lawrence Wilson, 1738 Timber Ct, Gardnerville, NV. 89410, 1738 Timber Ct, Gardnerville, NV. 89410
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Drafted By: Gary Lee Allen

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-17-501-013
 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 # 3
 b. Explain Reason for Exemption: Re-recorded to correct GRANTOR NAMES DOC # 2023-994516

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 April Wilson Capacity Grantee
 Signature Paul Wilson Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gary and Diana Allen
 Address: PO Box 6419
 City: Gardnerville
 State: Nevada Zip: 89410

Print Name: April and Paul Wilson
 Address: 1738 Timber Court
 City: Gardnerville
 State: Nevada Zip: 89410

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)