

APN# 1420-27-810-018



SHAWNYNE GARREN, RECORDER E04

Recording Requested by/Mail to:

Name: Adler & Villanueva, LLC

Address: 111 W. Telegraph St,#200

City/State/Zip: Carson City, NV 89703

Mail Tax Statements to:

Name: Keith Kallman & Bridget A. Kallman, Trustees

Address: 2803 Wade Street

City/State/Zip: Minden, NV 89423

Quitclaim Deed

Title of Document (required)

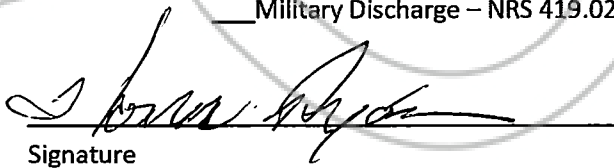
----- (Only use if applicable) -----

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

Thomas Ryan

Printed Name

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

2/24

A.P.N. 1420-27-810-018

WHEN RECORDED MAIL TO:

Silvia U. Villanueva, Esq.
Adler & Villanueva, LLC
111 W. Telegraph St., Suite 200
Carson City, Nevada 89703

MAIL TAX STATEMENTS TO:

KEITH KALLMAN, Trustee
BRIDGET A. KALLMAN, Trustee
2803 Wade Street
Minden, Nevada 89423

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That KEITH KALLMAN and BRIDGET ANN KALLMAN, as husband and wife, and THOMAS RYAN, an unmarried man, as joint tenants with right of survivorship, do forever quitclaim to KEITH KALLMAN and BRIDGET ANN KALLMAN, husband and wife as joint tenants, all that certain real property situate in the County of Douglas, State of Nevada, more commonly referred to as 2803 Wade Street, Minden, Nevada, bounded and described as follows:

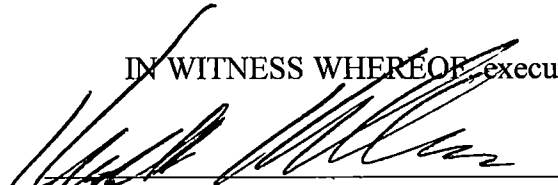
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

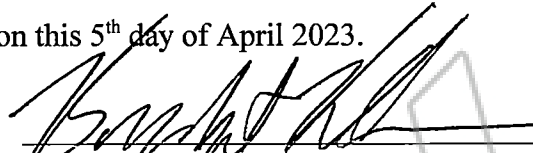
Lot 1, in Block 2 of PARADISE VIEW SUBDIVISION, according to the official Plat thereof filed in the Office of the County Recorder of Douglas County, Nevada, on February 13, 1961, in Book 1 of Maps, File No. 17230.

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TOGETHER WITH all tenements, hereditaments, and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, executed on this 5th day of April 2023.

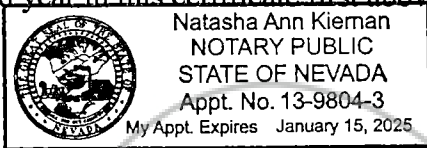

KEITH KALLMAN


BRIDGET ANN KALLMAN

STATE OF NEVADA)
 :SS.
CARSON CITY)

On this 5th day of April 2023, personally appeared before me, a Notary Public in and for the County and State aforesaid KEITH KALLMAN and BRIDGET ANN KALLMAN, known to me to be the person described herein and who executed the foregoing Quitclaim Deed, and duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.




NOTARY PUBLIC

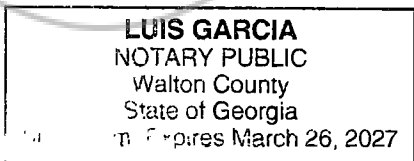
IN WITNESS WHEREOF, executed on this 17th day of April 2023.

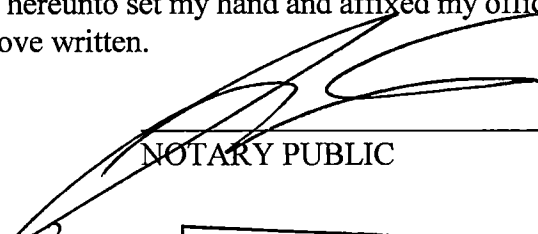

THOMAS RYAN

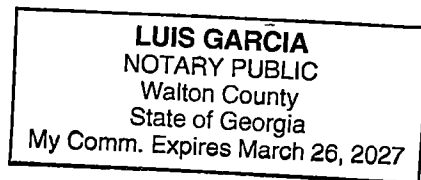
STATE OF GEORGIA)
 :SS.
COUNTY OF Gwinnett)

On this 17th day of April 2023, personally appeared before me, a Notary Public in and for the County and State aforesaid THOMAS RYAN, known to me to be the person described herein and who executed the foregoing Quitclaim Deed, and duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.




NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-27-810-018
 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 2 Single Fam

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>DOC 595120</u> <i>[Signature]</i>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 4
 b. Explain Reason for Exemption: Transfer without consideration from one joint tenant to one or more remaining joint tenants

5. Partial Interest: Percentage being transferred: 100.00 %

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 Thomas Ryan

Signature *[Signature]* Capacity Keith Kallman

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Keith Kallman, Bridget Ann Kallman, & Thomas Ryan
 Address: 2803 Wade Street
 City: Minden
 State: Nevada Zip: 89423

Print Name: Keith Kallman & Bridget Ann Kallman
 Address: 2803 Wade Street
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: Adler & Villanueva, LLC Escrow # _____
 Address: 111 W. Telegraph Street, Ste. 200
 City: Carson City State: Nevada Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)