

DOUGLAS COUNTY, NV

2023-996467

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/16/2023 10:25 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 122028510026

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280553832

MAIL TAX STATEMENTS TO:

DENNIS LEE RAMEY
1393 Mary Jo Drive
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 14th day of May, 2023, by and between **DENNIS LEE RAMEY, Trustee, or his successors in Trust, under the Dennis Lee Ramey Revocable Living Trust, dated January 20, 2021, and any amendments thereto,** residing at 1393 Mary Jo Drive, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **DENNIS LEE RAMEY, an unmarried man,** residing at 1393 Mary Jo Drive, Gardnerville, NV 89460, 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: 1393 Mary Jo Drive, Gardnerville, NV 89460

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 11th day of May, 2023.

Dennis Lee Ramey

DENNIS LEE RAMEY, Trustee, or his successors in Trust, under the Dennis Lee Ramey Revocable Living Trust, dated January 20, 2021, and any amendments thereto

STATE OF NV
COUNTY OF Douglas

This instrument was acknowledged before me on May 11, 2023 (date) by **DENNIS LEE RAMEY, Trustee, or his successors in Trust, under the Dennis Lee Ramey Revocable Living Trust, dated January 20, 2021, and any amendments thereto.**

Rhonda Teris

Notary Public Signature

Rhonda Teris
Printed Name of Notary Public

My commission expires: 9-25-26



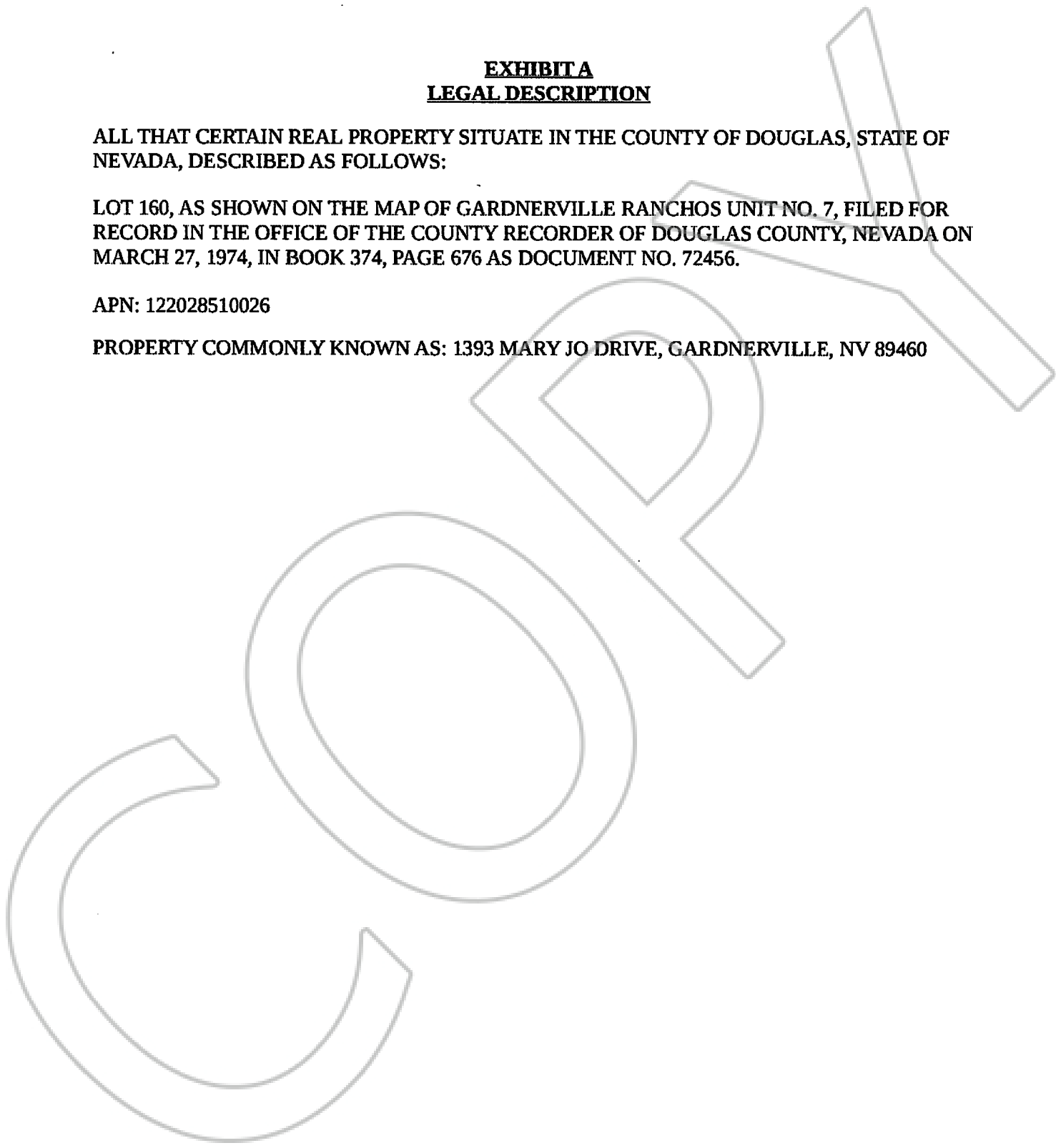
EXHIBIT A
LEGAL DESCRIPTION

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

LOT 160, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 27, 1974, IN BOOK 374, PAGE 676 AS DOCUMENT NO. 72456.

APN: 122028510026

PROPERTY COMMONLY KNOWN AS: 1393 MARY JO DRIVE, GARDNERVILLE, NV 89460



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 122028510026
 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: <u>Verified trust - js</u> | |

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transferring out of Trust
WITHOUT CONSIDERATION

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: DENNIS LEE RAMEY, Trustee
 Address: 1393 Mary Jo Drive
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: DENNIS LEE RAMEY
 Address: 1393 Mary Jo Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Radian Settlement Services, Inc. Escrow # _____
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis State: PA Zip: 15108