

DOUGLAS COUNTY, NV

2023-996567

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/17/2023 01:17 PM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1420-27-312-007

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.

1000 GSK Drive

Suite 210

Coraopolis, PA 15108

File No. 1280551777

MAIL TAX STATEMENTS TO:

Carolyn Elaine Litchfield Cooper

2869 Mac Drive

Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 12th day of May, 20 23, by and between **CAROLYN ELAINE LITCHFIELD COOPER**, as **Trustee of THE COOPER FAMILY TRUST DATED MARCH 21, 2016**, residing at 2869 Mac Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **CAROLYN ELAINE LITCHFIELD COOPER, an unmarried woman**, residing at 2869 Mac Drive, Minden, NV 89423, 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

Property commonly known as: 2869 Mac Drive, Minden, NV 89423

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 12th day of May, 2023.

Carolyn Elaine Litchfield Cooper

CAROLYN ELAINE LITCHFIELD COOPER, as Trustee of THE COOPER FAMILY TRUST DATED MARCH 21, 2016

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 12th May, 2023 (date) by **CAROLYN ELAINE LITCHFIELD COOPER, as Trustee of THE COOPER FAMILY TRUST DATED MARCH 21, 2016.**

J. Marie Wilson
Notary Public Signature

J. Marie Wilson
Printed Name of Notary Public

My commission expires: 10/10/2026

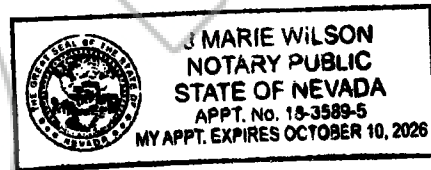


EXHIBIT A
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13, OF BLOCK C, AS SET FORTH ON THE FINAL SUBDIVISION MAP LDA # 99-052 BUCKBRUSH ESTATES PHASE 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 13, 2003, IN BOOK 303, AT PAGE 5272, AS DOCUMENT NO. 569784, AND BY CERTIFICATE OF AMENDMENT RECORDED MAY 27, 2003, IN BOOK 0503, AT PAGE 13355, AS DOCUMENT NO. 578032.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AT DOCUMENT NO. 781318, BOOK 411, PAGE 1537, ON APRIL 8, 2011.

APN: 1420-27-312-007

PROPERTY COMMONLY KNOWN AS: 2869 MAC DRIVE, MINDEN, NV 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-27-312-007
 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: <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 \$ EXEMPT

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust

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: *Carolyn Elaine Litchfield Cooper* Capacity: GRANTOR

Signature: *Carolyn Elaine Litchfield Cooper* Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: **SEE BELOW
 Address: 2869 Mac Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Carolyn Elaine Litchfield Cooper
 Address: 2869 Mac Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: <u>Radian Settlement Services, Inc.</u>	Escrow # _____
Address: <u>1000 GSK Drive, Ste. 210</u>	
City: <u>Coraopolis</u>	State: <u>PA</u> Zip: <u>15108</u>

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**CAROLYN ELAINE LITCHFIELD COOPER, as Trustee of THE COOPER FAMILY TRUST DATED MARCH 21, 2016