

MAIL TO: Catherine Phillips  
1151 White Oak Loop  
Minden, NV. 89423



SHAWNYNE GARREN, RECORDER E03

PARCEL NO: 1320-29-111-016

NEW PARCEL NO:

R.P.T.T. \$ #3

**QUITCLAIM DEED**

THIS INDENTURE, made this 5<sup>th</sup> day of June, 2023 . by  
and between, OFFICE OF THE TREASURER, Douglas County, State of Nevada,  
party of the first part and those property owners listed in EXHIBIT A, attached hereto  
and incorporated into this document by reference, parties of the second part.

**WITNESSETH**

WHEREAS, the properties described in EXHIBIT A were transferred pursuant to  
the Nevada Revised Statutes Section 361.585 from the Treasurer and Ex-Officio Tax  
Receiver of the County of Douglas, State of Nevada, to the party of the first part, and;

WHEREAS, said properties have been redeemed prior to publication of notice of sale  
by payment to the County Treasurer of an amount equal to the taxes accrued, together  
with any costs, penalties and interest legally chargeable against such property, and;

WHEREAS, the parties of the second part are now entitled to have such property  
reconveyed pursuant to the Nevada Revised Statutes Section 361.585;

NOW, THEREFORE, the said party of the first party, pursuant to Nevada Revised  
Statutes and in consideration of the taxes, costs, penalties and interest paid by the party  
of the second part, the same being in legal effect made, does by these presents, reverse,  
release, quitclaim and convey unto the parties of the second part and to their successors,  
all right, title and interest to the properties described in EXHIBIT A, situated in the  
County of Douglas, State of Nevada.

**EXHIBIT A**

**NAME / ADDRESS  
& MAILING OF  
TAX STATEMENT TO:**

**Catherine Phillips  
1151 White Oak Loop  
Minden, NV. 89423**

**PARCEL NUMBER: 1320-29-111-016**

**GRANTEE(S): Catherine Phillips, an unmarried women**

**DESCRIPTION OF PROPERTY:**

**All that certain property situated in the City of Minden, County of Douglas, State of Nevada, as described as follows**

**PARCEL 1:**

**Unit 323, as shown on Final Map No. 1008-7 A for Winhaven, Unit No. 7, Phase A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195 of Official Records at Page 2675, as document No. 374950**

**PARCEL 2:**

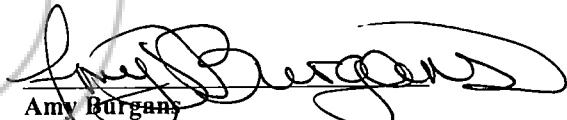
**A non-exclusive easement for use, enjoyment, ingress and egress over the Common Area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 29, 1990, in Book 990, Page 4348 as Document No. 235644, Official Records.**

**APN: 1320-29-111-016**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and executed this interest the day and year above written.

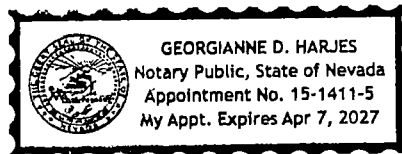
OFFICE OF THE TREASURER  
DOUGLAS COUNTY, NEVADA

  
Amy Burgans  
Douglas County Clerk- Treasurer

State of Nevada  
County of Douglas

Subscribed and sworn to before me this 1<sup>st</sup> day of June, 2023  
by Amy Burgans

  
NOTARY PUBLIC



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

**1. Assessor Parcel Number (s)**

- (a) 1320-29-111-016
- (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

**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: Delinquent Taxes paid in full, put back in owners name.

**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 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 Deputy Clerk/Treasurer

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Douglas County Treasurer  
Address: PO Box 3000  
City: Minden  
State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Catherine Phillips  
Address: 1151 White Oak Loop  
City: Minden  
State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: DOUGLAS COUNTY TREASURER Escrow # \_\_\_\_\_

Address: 1616 8<sup>TH</sup> STREET

City: MINDEN State: NV Zip: 89423