

DOUGLAS COUNTY, NV

2023-998804

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/24/2023 11:07 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-09-810-033

**AFTER RECORDING RETURN TO:**

Radian Settlement Services, Inc.  
1000 GSK Drive  
Suite 210  
Coraopolis, PA 15108  
File No. 1280571679

**MAIL TAX STATEMENTS TO:**

KIMBERLY J. BEATTY-MARTINEZ  
1386 Marlette Circle  
Gardnerville, NV 89460

**QUITCLAIM DEED**

THIS DEED made and entered into on this 18 day of JULY, 2023, by and between **KIMBERLY JOAN BEATTY MARTINEZ, SURVIVING TRUSTEE OF THE MARTINEZ FAMILY TRUST AGREEMENT DATED MARCH 31, 2022**, residing at 1386 Marlette Circle, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **KIMBERLY J. BEATTY-MARTINEZ, A WIDOW**, residing at 1386 Marlette Circle, 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: 1386 Marlette Circle, Gardnerville, NV 89460

Prior instrument reference: Instrument Number: 2022-985807, Recorded: 06/01/2022

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 18 day of July, 2023.

*Kimberly Joan Beatty Martinez*

**KIMBERLY JOAN BEATTY MARTINEZ, SURVIVING TRUSTEE OF THE MARTINEZ FAMILY TRUST AGREEMENT DATED MARCH 31, 2022**

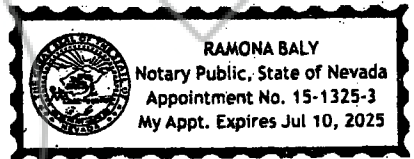
STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on July 18, 2023 (date) by **KIMBERLY JOAN BEATTY MARTINEZ, SURVIVING TRUSTEE OF THE MARTINEZ FAMILY TRUST AGREEMENT DATED MARCH 31, 2022.**

*Ramona Baly*  
Notary Public Signature

RAMONA BALY  
Printed Name of Notary Public

My commission expires: 7/10/2025



**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

LOT 370, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965, IN BOOK 31, PAGE 686, AS DOCUMENT NO. 28309, AND AMENDED TITLE SHEET RECORDED ON JUNE 4, 1965, IN BOOK 31, PAGE 797 AS DOCUMENT NO. 28377

PARCEL ID NUMBER: 1220-09-810-033

PROPERTY COMMONLY KNOWN AS: 1386 MARLETTE CIRCLE, GARDNERVILLE, NV 89460

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a. 1220-09-810-033
- 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 3.a. Total Value/Sales Price of Property \$ \$1.00
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))
- c. Transfer Tax Value: \$ \$1.00
- d. Real Property Transfer Tax Due \$ \$0.00

**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: 100 %**

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: *Kimberly Joan Beatty Martinez* Capacity: *Grantor*  
 Signature: *Kimberly J. Beatty Martinez* Capacity: *Grantee*

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Kimberly Joan Beatty Martinez, Surviving\*  
 Address: 1386 Mariette Circle  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Kimberly J. Beatty-Martinez, a widow  
 Address: 1386 Mariette Circle  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Radian Settlement Services, Inc.  
 Address: 1000 GSK Drive, Ste. 210  
 City: Coraopolis

Escrow # \_\_\_\_\_  
 State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

\*Trustee of the Martinez Family Trust Agmt dtd March 31, 2022