

DOUGLAS COUNTY, NV

2023-998809

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/24/2023 11:29 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 J. BEATTY-MARTINEZ, A WIDOW**, residing at 1386 Marlette Circle, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **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 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: 2023-99804, Recorded: 7/24/2023

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, 20 23.

Kimberly J. Beatty-Martinez
KIMBERLY J. BEATTY-MARTINEZ

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on JULY 18, 2023 (date) by
KIMBERLY J. BEATTY-MARTINEZ.

Ramona Baly
Notary Public Signature

RAMONA BALY
Printed Name of Notary Public

My commission expires: 7/10/2025

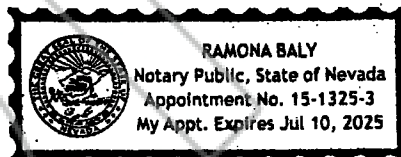


EXHIBIT A
LEGAL DESCRIPTION

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

FOR RECORDERS OPTIONAL USE ONLY	
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 J. Beatty-Martinez* Capacity: *Grantor*
 Signature: *Kimberly Joan Beatty Martinez* Capacity: *Grantee*

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kimberly J. Beatty-Martinez, a widow
 Address: 1386 Marlette Circle
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kimberly Joan Beatty Martinez, Surviving*
 Address: 1386 Marlette Circle
 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, Ste. 210
 City: Coraopolis 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