

DOUGLAS COUNTY, NV

**2023-998862**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

**07/25/2023 01:30 PM**

REAL ADVANTAGE LLC D/B/A ORANGE COAST

SHAWNYNE GARREN, RECORDER

E05

Prepared by and When Recorded Return to:  
Orange Coast Lender Services LLC  
1000 Commerce Drive, Suite 520  
Pittsburgh, PA 15275  
Order# **793755**

Mail Tax Statements to:  
**John Krestel and Beverly Krestel**  
**1374 Falstaff Lane**  
**Gardnerville, NV 89410**

APN: 1320-33-717-033

### Quit Claim Deed

This indenture made this 19th day of July, 2023 by and between **John Krestel, a married man as his sole and separate property** in consideration of No and 00/100 (\$0.00), the receipt of which is hereby acknowledged, does hereby Quitclaim and Convey **John Krestel and Beverly Krestel, Husband and Wife, as Joint Tenants with Full Rights of Survivorship** All that property situate in the County of Douglas and State of Nevada described as:

**All that certain real property situate in the County of Douglas, State of Nevada, described as follows:**

**Lot 34, Block C, as set forth on Final Subdivision Map No. 1006-9 for CHICHESTER ESTATES, PHASE 9, filed in the office of the County Recorder of Douglas County, Nevada on November 27, 2001 in Book 1101 of Official Records, Page 7916 as Document No. 528504 and by Certificate of Amendment recorded February 15, 2002, in Book 202, at Page 5302, as Document No. 534879.**

**Being the same property conveyed to John Krestel, a married man as his sole and separate property, by Jarrod M. Bolden and Alexandria V. Bolden, husband and wife as joint tenants in deed dated 10/2/2018 recorded 10/19/2018 in Inst# 2018-921192 in the County of Douglas and State of Nevada.**

**More commonly known as: 1374 Falstaff Lane, Gardnerville, NV 89410**

**Parcel Id: 1320-33-717-033**

WITNESS Grantors' hands this the 19th day of July, 2023

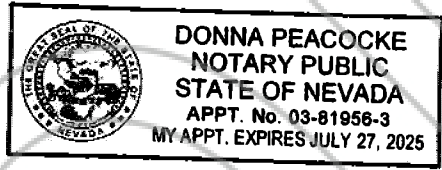
John Krestel  
John Krestel

State of Nevada  
County of Douglas

The foregoing instrument was acknowledged before me this 19th day of July, 2023  
by \*\*\* John Krestel \*\*\*  
who are personally known to me or who has produced  
driver license as  
identification.

Donna Peacocke  
Notary Public Donna Peacocke

My Commission Expires:  
07/27/2025



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-33-717-033  
 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: _____	

- 3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 c. Transfer Tax Value: \$ 0  
 d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: adding spouse to title

5. Partial Interest: Percentage being transferred: 50 %

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 John Krestel Capacity: GRANTOR  
 Signature Beverly J Krestel Capacity: GRANTEE

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

Print Name: John Krestel  
 Address: 1374 Falstaff Lane  
 City: Gardnerville  
 State: NV                      Zip: 89410

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

Print Name: John Krestel and Beverly Krest  
 Address: 1374 Falstaff Lane  
 City: Gardnerville  
 State: NV                      Zip: 89410

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

Print Name: CCIS  
 Address: 1000 Commerce Drive Ste 520  
 City: Richmond

Escrow # 793755  
 State: PA                      Zip: 15275