

APN: 1320-29-212-006

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280572686

MAIL TAX STATEMENTS TO:
Frederick McNorton and Kathryn McNorton
1024 Wisteria Drive
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 20 day of JULY, 2023 by and between **Frederick McNorton and Kathryn McNorton, husband and wife as joint tenants with right of survivorship**, residing at 1024 Wisteria Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Frederick McNorton AKA Frederick Harold McNorton III and Kathryn McNorton AKA Kathryn Louise McNorton, trustees of The Frederick and Kathryn McNorton Family Trust dated July 19, 2011**, residing at 1024 Wisteria 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

Also known as: 1024 Wisteria Drive, Minden, NV 89423

Prior instrument reference: Instrument Number: _____, Recorded: _____

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 20 day of July, 2023.

Frederick McNorton
Frederick McNorton

Kathryn McNorton
Kathryn McNorton

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on 20 July 2023 (date) by
Frederick McNorton and Kathryn McNorton.

Christie Burgess
Notary Public Signature

Christie Burgess
Printed Name of Notary Public

My commission expires: 2-22-25


 CHRISTIE BURGESS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-22-25
Certificate No: 22-2885-03

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF MINDEN, COUNTY OF DOUGLAS, STATE OF NEVADA BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 123, IN BLOCK D, ON OFFICIAL MAP OF WINHAVEN UNIT NO 1, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORDER IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 13, 1989, PAGE 1590 AS DOCUMENT NO. 194373.

APN: 1320-29-212-006

Property commonly known as: 1024 Wisteria Drive, Minden, NV 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-29-212-006
 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: 8/4/23 Trust Ok~A.B.

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 \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transferring into Trust without consideration

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: Frederick McNorton Capacity: Self 7-20-2023
 Signature: Kathryn McNorton Capacity: Self 7/20/2023

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

Print Name: Frederick McNorton and Kathryn McNorton
 Address: 1024 Wisteria Drive
 City: Minden
 State: NV Zip: 89423

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

Print Name: Frederick McNorton and Kathryn McNorton,**
 Address: 1024 Wisteria Drive
 City: Minden
 State: NV Zip: 89423

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

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

Escrow # _____
 State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

****Trustees**