DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

2023-999266 08/07/2023 08:13 AM

WFG LENDER SERVICES-RESWARE

SHAWNYNE GARREN, RECORDER

E06

APN: 1220-24-601-004

AFTER RECORDING RETURN TO:

Nichole J. Artam 1899 Sorrel Lane Gardnerville, NV 89410 File No. 2332015NV

MAIL TAX STATEMENTS TO:

Nichole J. Artam 1899 Sorrel Lane Gardnerville, NV 89410

OUITCLAIM DEED

THIS DEED made and entered into on this 18th day of July , 2023 by and between Nicholas M. Artam, an unmarried man and Nichole J. Artam, an unmarried woman, who acquired title as husband and wife, as joint tenants with right of survivorship, residing at 1899 Sorrel Lane, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and Nichole J. Artam, an unmarried woman, residing at 1899 Sorrel Lane, Gardnerville, NV 89410, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$0.00) 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

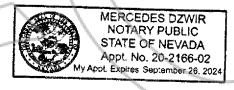
Also known as: 1899 Sorrel Lane, Gardnerville, NV 89410

Prior instrument reference: Instrument Number: 2020-952976, Recorded: 09/18/2020

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 18th day of July , 20 23	
Nietrolas M. Artam	7/
	1
STATE OF Nevada COUNTY OF Douglas	
	date) by
Nicholas Ni. Al tain.	
Notary Public Signature	
Mercedes Druck Printed Name of Notary Public	
My commission expires: _ 역 - 26 - 20 2 닉	



Recordation Requested By: WFG Lender Services 2625 Townsgate Rd, Suite 101 Westlake Village, California 91361

Dated this 18th day of July , 20 13 Nichole J. Artam STATE OF Nevada COUNTY OF Douglas 7/18/23 This instrument was acknowledged before me on (date) by Nichole J. Artam. Notary Public Signature Printed Name of Notary Public My commission expires: 09 - 216 - 7024 MERCEDES DZWIR NOTARY PUBLIC STATE OF NEVADA

Appt. No. 20-2166-02 My Appt. Expires September 26, 2024

EXHIBIT A LEGAL DESCRIPTION

PARCEL D, OF THAT CERTAIN PARCEL MAP FOR KEITH G. & JOAN M. SWEARINGEN, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON DECEMBER 6, 1977 IN BOOK 1277, PAGE 280, OFFICIAL RECORDS, AS DOCUMENT NO. 15631.

THIS BEING THE SAME PROPERTY CONVEYED TO NICHOLAS M. ARTAM AND NICHOLE J. ARTAM, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM JESSE M. WASHINGTON AND RACHAEL WASHINGTON, HUSBAND AND WIFE, AS JOINT TENANTS DATED JULY 21, 2020 AND RECORDED SEPTEMBER 18, 2020 UNDER 2020-952976 OF THE DOUGLAS COUNTY, NV RECORDER'S OFFICE.

PARCEL ID NUMBER: 1220-24-601-004

PROPERTY COMMONLY KNOWN AS: 1899 SORREL LANE, GARDNERVILLE, NV 89410



STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	/\	
a. 1220-24-601-004	\ \	
b.	\ \	
с.	\ \	
d.	\ \	
2. Type of Property:	\ \	
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY	
c. Condo/Twnhse d. 2-4 Plex	Book Page:	
the state of the s	Date of Recording:	
g. Agricultural h. Mobile Home	Notes:	
Other		
3.a. Total Value/Sales Price of Property		
b. Deed in Lieu of Foreclosure Only (value of propert	y <u>(</u>	
c. Transfer Tax Value:		
d. Real Property Transfer Tax Due	<u> </u>	
4. If Exemption Claimed:		
a. Transfer Tax Exemption per NRS 375.090, Sect		
b. Explain Reason for Exemption: Transfer between s	pouses in compliance with a divorce. (Divorce decree required)	
5. Partial Interest: Percentage being transferred: 50	%	
The undersigned declares and acknowledges, under pen	alty of perjury, pursuant to NRS 375.060	
and NRS 375.110, that the information provided is com-	rect 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		
additional tax due, may result in a penalty of 10% of the		
to NRS 375.030, the Buyer and Seller shall be jointly as		
100		
Signature	Capacity: grantor	
Signature	Capacity: grantee	
(h		
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
(REQUIRED)	(REQUIRED)	
Print Name: Nicholas M. Artam, unmarried & Nichole J. *	Print Name: Nichole J. Artam, an unmarried woman	
Address:1899 Sorrel Lane	Address: 1899 Sorrel Lane	
City: Gardnerville	City: Gardnerville	
State: NV Zip: 89410	State:NV Zip:89410	
COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)		
Print Name: Sonia Brown/closing agent	Escrow # 2332015NV	
Address: 2625 Townsgate rd ste 101	- Commission of the Commission	
City: westlake village	State:CA Zip: 91361	

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

^{*} Artam, unmarried, wata h&w as jtwros