

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

QUITCLAIM 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, 2023.



Nicholas M. Artam

STATE OF Nevada
COUNTY OF Douglas

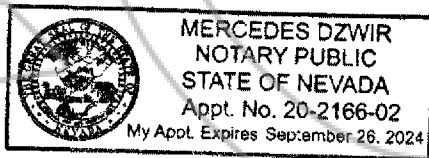
This instrument was acknowledged before me on 7/18/23 (date) by
Nicholas M. Artam.



Notary Public Signature


Mercedes Dzwir
Printed Name of Notary Public

My commission expires: 9-26-2024



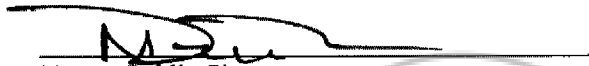
Recordation Requested By:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361

Dated this 18th day of JULY, 20 23.


Nichole J. Artam

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on 7/18/23 (date) by
Nichole J. Artam.


Notary Public Signature

Mercedes Dzwir
Printed Name of Notary Public

My commission expires: 09-26-2024

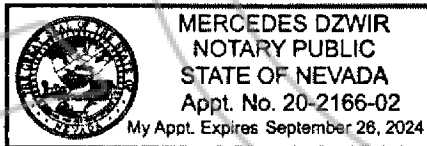


EXHIBIT A
LEGAL DESCRIPTION

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

