

APN: 1319-34-002-014



SHAWNYNE GARREN, RECORDER E03

After Recording, Mail to:

Frank Fenton  
P.O. Box 190  
Minden, NV 89423

Mail Tax Statements to:

Same as above

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

## QUITCLAIM DEED

By this instrument dated August 23, 2023, for a valuable consideration, FRANK FENTON, a married man, does hereby remise, release and forever quitclaim to FRANK FENTON, a married man, as tenant-in-common, the following described Real Property in the unincorporated area of the County of Douglas, State of Nevada:

**Parcel 1:**

All that certain lot, piece or parcel of land situated in the Southwest 1/4 of the Southwest 1/4, Section 34, Township 13 North, Range 19 East, County of Douglas, State of Nevada, further described as follows:

Parcel B-3 as set forth on a Parcel Map for DUBIN/DEACON filed August 16, 1990, in Book 890 of Official Records, at Page 2254, as Document No. 232415, Douglas County, Nevada.

**Parcel 2:**

Together with a private access easement as described in document entitled Easement Agreement, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 12, 1994 in Book 494, Page 2053, as Document No. 334896, Official Records and Modification of Easement Agreement, recorded December 17, 2020, Document No. 2020-958373, Official Records.

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Per NRS 111.312, this legal description was previously recorded as Document No. 2021-966223, on April 26, 2021.

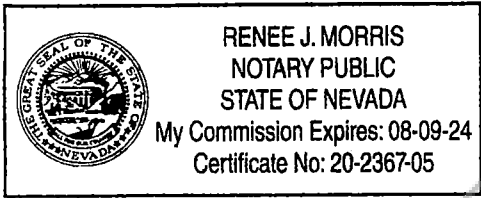
Witness my hand this 23<sup>rd</sup> day of August, 2023.

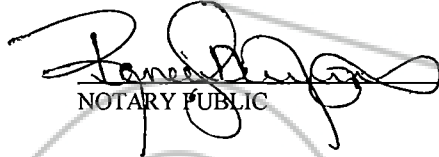
  
\_\_\_\_\_  
FRANK FENTON

**ACKNOWLEDGMENT**

STATE OF NEVADA                    )  
  : ss.  
COUNTY OF DOUGLAS            )

On August 23, 2023, personally appeared before me, Renee J. Morris, a Notary Public, FRANK FENTON, who acknowledged that he executed the above instrument.



  
\_\_\_\_\_  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 1319-34-002-014
- 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
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>Doc 966223 JS</u>

**3. Total Value/Sales Price of Property:**

\$           -0-

Deed in Lieu of Foreclosure Only (value of property): \$           -0-

Transfer Tax Value: \$           -0-

Real Property Transfer Tax Due: \$           -0-

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 3

b. Explain Reason for Exemption: This is a transfer from one fee title holder to himself, as tenant-in-common, to recognize the true status of ownership

**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 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: \_\_\_\_\_ Capacity: Grantor \_\_\_\_\_  
Signature: \_\_\_\_\_ Capacity: Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (Required)**

Print Name: Frank Fenton  
Address: P.O. Box 190  
City/State/Zip: Minden, NV 89423

**BUYER (GRANTEE) INFORMATION (Required)**

Print Name: Frank Fenton  
Address: P.O. Box 190  
City/State/Zip: Minden, NV 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# \_\_\_\_\_  
Address: P.O. Box 1987  
City: Minden State: NV Zip: 89423