



SHAWNYNE GARREN, RECORDER

Quitclaim Deed

RECORDING REQUESTED BY David W. Morton

AND WHEN RECORDED MAIL TO:

Monya E. Moore, Grantee(s)

3596 Cherokee Drive
Carson City, NV 89705

Consideration: \$ No consideration

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 1419-12-311-006

PREPARED BY: Monya E. Moore certifies herein that he or she has prepared this Deed.

Monya E. Moore
Signature of Preparer

02/26/2024
Date of Preparation

Monya E. Moore
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on Feb 26, 2024 in the County of

Douglas, State of Nevada

by Grantor(s), David W. Morton,

whose post office address is 3596 Cherokee Drive Carson City, NV 89705,

to Grantee(s), Monya E. Moore,

whose post office address is 3596 Cherokee Dr. Carson City, NV 89705,

WITNESSETH, that the said Grantor(s), David W. Morton,

for good consideration and for the sum of _____

(\$ _____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

David Wayne Morton
Signature of Grantor

Signature of Second Grantor (if applicable)

David Wayne Morton
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Monya E. Moore
Signature of Grantee

Signature of Second Grantee (if applicable)

Monya E. Moore
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Nevada

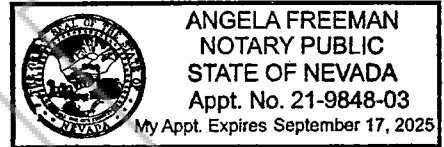
County of Douglas

On 02/26/2024, before me, Angela Freeman, a notary public in and for said state, personally appeared, David Wayne Morton and Monya Eron Moore

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Angela Freeman
Signature of Notary



Affiant Known _____ Produced ID X

Type of ID Nevada Driver's licenses (Seal)

Exhibit A

APN: 1419-12-511-006

Recording Requested By/Return to:

DAVID MORTON
3596 Cherokee Drive
Carson City, NV 89705

Mail Future Tax Statements To:

DAVID MORTON
3596 Cherokee Drive
Carson City, NV 89705

The undersigned hereby affirms that this document submitted for the recording does not contain personal information as required by law.



SHAWNYNE GARREN, RECORDER

E10

DEED UPON DEATH

I, DAVID MORTON, hereby convey to KATHLEEN CAPONI, a married woman as her sole and separate property, effective on my death, all my right, title, and interest in the real property commonly known as 3596 Cherokee Drive, Carson City, Douglas County, Nevada and more particularly described as follows:

Lot 6 as shown on the map of VALLEY VIEW SUBDIVISION UNIT NO. 2, recorded in the office of the County Recorder of Douglas County, State of Nevada, on April 6, 1964, as File No. 24786.

Pursuant to NRS 111.312, the above legal description was previously recorded in that certain Grant, Bargain, Sale Deed recorded as Document No. 2020-943136 of Official Records of Douglas County, State of Nevada, on March 5, 2020.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 to 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY.

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STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)
 (a) 1419-12-511-006
 (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
i) <input type="checkbox"/> Other	

3. Total Value/Sales Price of Property:

	\$ <u>355,177</u>
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ <u>355,177</u>
Real Property Transfer Tax Due:	\$ <u>1386.45</u>

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

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 hereon. 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 David W. Morton Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: David W. Morton

Address: 3596 Cherokee Dr.

City: Carson City

State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Monya E. Moore

Address: 3596 Cherokee Dr.

City: Carson City

State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____