

DOUGLAS COUNTY, NV

2024-1005734

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/19/2024 08:41 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E03

APN: 1220-16-610-063

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.

1000 GSK Drive

Suite 210

Coraopolis, PA 15108

File No. 1280616305

MAIL TAX STATEMENTS TO:

Julia T. Crow

1310 South Riverview Drive

Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 16 day of March, 2024 by and between **JULIA THERESA CROW A/K/A JULIA T. CROW, AN UNMARRIED WOMAN**, residing at 1310 South Riverview Drive, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **JULIA T. CROW, AN UNMARRIED WOMAN**, residing at 1310 South Riverview Drive, Gardnerville, NV 89460, 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: 1310 South Riverview Drive, Gardnerville, NV 89460

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 16 day of March, 2024.

Julia Theresa Crow AKA Julia T. Crow
JULIA THERESA CROW A/K/A JULIA T. CROW

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on March 16, 2024 (date) by
JULIA THERESA CROW A/K/A JULIA T. CROW.

Sherry Whitney
Notary Public Signature

SHERRY WHITNEY
Printed Name of Notary Public

My commission expires: 2/23/2025

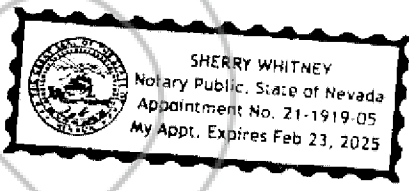


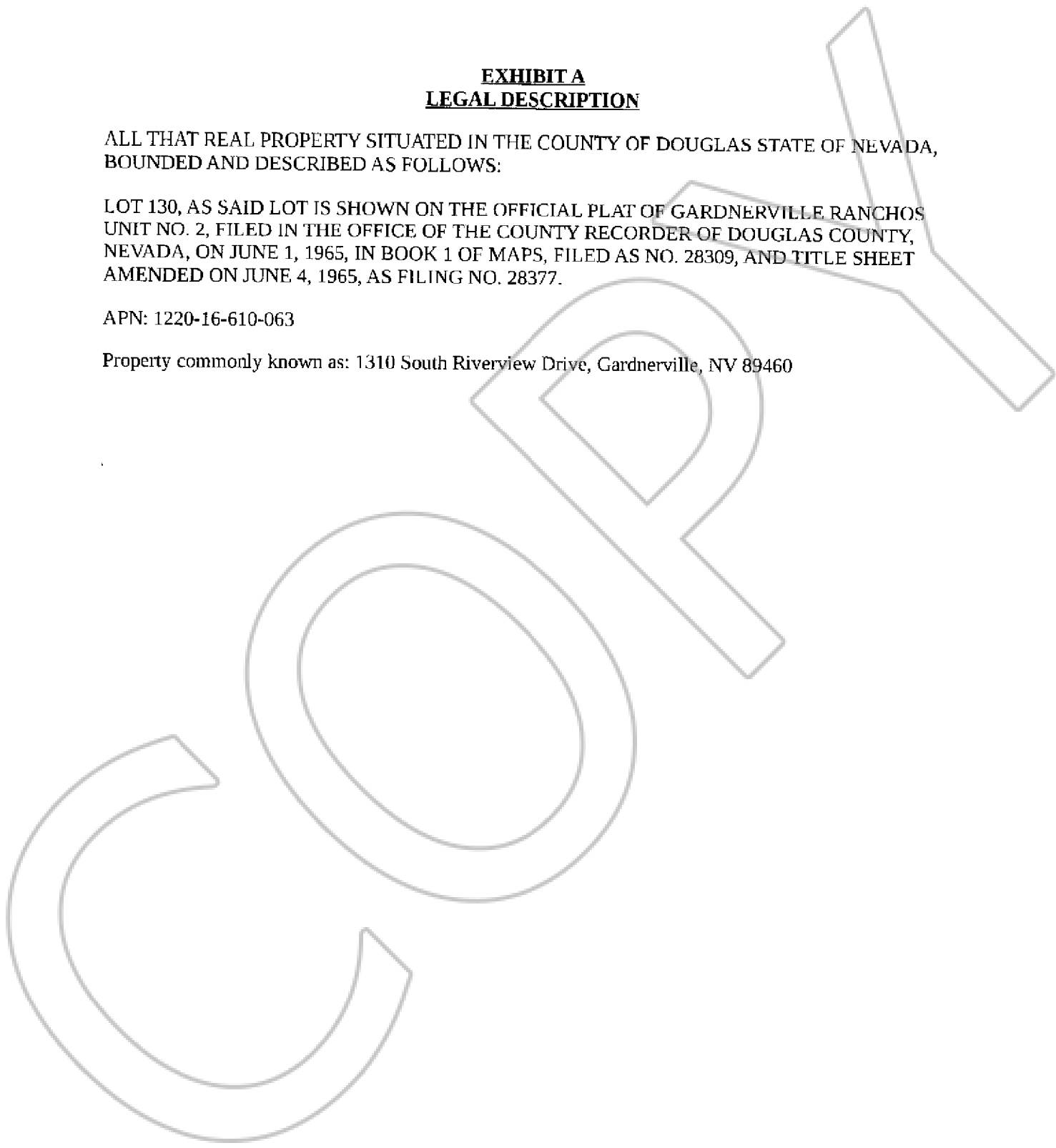
EXHIBIT A
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS STATE OF NEVADA,
BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 130, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS
UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
NEVADA, ON JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE SHEET
AMENDED ON JUNE 4, 1965, AS FILING NO. 28377.

APN: 1220-16-610-063

Property commonly known as: 1310 South Riverview Drive, Gardnerville, NV 89460



**STATE OF NEVADA
DECLARATION OF VALUE**

- 1. Assessor Parcel Number(s)
 - a. 1220-16-610-063
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

<ul style="list-style-type: none"> a. <input type="checkbox"/> Vacant Land c. <input type="checkbox"/> Condo/Twnhse e. <input type="checkbox"/> Apt. Bldg g. <input type="checkbox"/> Agricultural <input type="checkbox"/> Other 	<ul style="list-style-type: none"> b. <input checked="" type="checkbox"/> Single Fam. Res. d. <input type="checkbox"/> 2-4 Plex f. <input type="checkbox"/> Comm'l/Ind'l h. <input type="checkbox"/> Mobile Home
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FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ _____
- b. Deed in Lieu of Foreclosure Only (value of property (N/A _____)
- c. Transfer Tax Value: \$ 0.00
- d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 03
- b. Explain Reason for Exemption: NAME CHANGE TO REMOVE FULL MIDDLE NAME AND ADD MIDDLE INITIAL
Recognizing true status for no 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 Julia Theresa Crow AKA Julia T. Crow Capacity: Grantor

Signature Julia T. Crow Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JULIA THERESA CROW A/K/A JULIA T. CROW
 Address: 1310 South Riverview Drive
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JULIA T. CROW
 Address: 1310 South Riverview Drive
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Radian Settlement Services, Inc. Escrow # _____
 Address: 1000 GSK Drive, Ste. 210
 City: Coraopolis PA 15108 State: _____ Zip: _____