

DOUGLAS COUNTY, NV **2024-1005873**
RPTT:\$1427.40 Rec:\$40.00
\$1,467.40 Pgs=3 **03/21/2024 02:59 PM**
SERVICELINK TITLE COMPANY- (DEFAULT TITLE)
SHAWNYNE GARREN, RECORDER

RPTT: \$1427.40
APN: 1121-05-514-005

Recording Requested By:
Servicelink

Commitment Number: 230394252
Seller's Loan Number: 0012433264

When recorded mail to
SEND TAX STATEMENTS/BILLS TO:
ROBERT KENDERES and DIANA GARCIA
252 Mark Street
Gardnerville NV 89410

SPECIAL/LIMITED WARRANTY DEED

PNC BANK, NATIONAL ASSOCIATION, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for \$365,750.00 (Three Hundred Sixty Five Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **ROBERT KENDERES a single man and DIANA GARCIA, a single woman as joint tenants** hereinafter grantee, whose tax mailing address is **252 Mark Street Gardnerville NV 89410**, the following real property:

LOT 89, AS SET FORTH ON THE AMENDED RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO. 4, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON DECEMBER 23, 2002, IN BOOK 1202, PAGE 10400, FILE NO. 561783; SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PINE VIEW FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 13, 1997, IN BOOK 1097, PAGE 2388, FILE NO. 0423883; EXCLUDING ANY AND ALL WATER RIGHTS, INCLUDING, BUT NOT LIMITED TO: APPLICATIONS AND PERMITS TO APPROPRIATE ANY OF THE PUBLIC WATERS; CERTIFICATES OF APPROPRIATION; ADJUDICATED OR UNADJUDICATED WATER RIGHTS; APPLICATIONS OR PERMITS TO CHANGE THE PLACE OF DIVERSION, MANNER OF USE OR PLACE OF USE OF WATER; AND FEDERAL RESERVED WATER RIGHTS.

Property Address is: 252 MARK ST, GARDNERVILLE, NV 89410

FEDERAL RESERVED WATER RIGHTS.

Property Address is: 252 MARK ST, GARDNERVILLE, NV 89410

Prior instrument reference: **2023-999672**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.


The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on MAR 18 2024, 20 :

PNC BANK, NATIONAL ASSOCIATION, By Select Portfolio Servicing, Inc., as Attorney in Fact

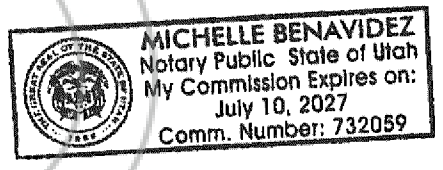
By:  MAR 18 2024
Name: Jeaneen Chandler

Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on March 18, 2024. Before me, Michelle Benavidez, a Notary Public of said State and County aforesaid, personally appeared Jeaneen Chandler Its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for PNC BANK, NATIONAL ASSOCIATION** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1121-05-514-005
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 365750.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 365750.00
 Real Property Transfer Tax Due \$ 1427.40

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 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  Capacity AGENT
 Signature _____ Capacity AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: PNC Bank National Association
 Address: 3217 S Decker Lake Drive
 City: Salt Lake City
 State: UT Zip: 84119

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Robert Kenderes ETAL
 Address: 252 Mark Street
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: SERVICELINK Escrow #: 230394252
 Address: 320 Commerce Suite 100
 City: IRVINE State: CA Zip: 92602