

DOUGLAS COUNTY, NV

2024-1006199

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/01/2024 08:38 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-30-113-012

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280619711

MAIL TAX STATEMENTS TO:

SONDRA ELOTA CONDRON
1783 Shamrock Circle
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 25 day of March, 2024, by and between **SONDRA ELOTA CONDRON, TRUSTEE OF THE SONDRA ELOTA CONDRON TRUST DATED MARCH 2, 2001**, residing at 1783 Shamrock Circle, Minden, NV 89423, hereinafter referred to as Grantor(s) and **SONDRA ELOTA CONDRON, AN UNMARRIED WOMAN**, residing at 1783 Shamrock Circle, Minden, NV 89423, 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: 1783 Shamrock Circle, Minden, NV 89423

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 25 day of March, 2024.

Sondra E. Lota Condrón

**SONDRA ELOTA CONDRON, TRUSTEE OF THE SONDRA ELOTA CONDRON TRUST
DATED MARCH 2, 2001**

STATE OF Nevada
COUNTY OF ~~Washoe~~ Douglas

This instrument was acknowledged before me on 03/25/2024 (date) by
**SONDRA ELOTA CONDRON, TRUSTEE OF THE SONDRA ELOTA CONDRON TRUST
DATED MARCH 2, 2001.**

Vickie Woodring
Notary Public Signature

Vickie Woodring
Printed Name of Notary Public

My commission expires: May 22, 2024

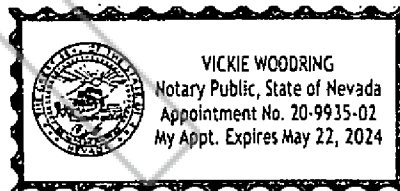


EXHIBIT A
LEGAL DESCRIPTION

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

UNIT 12, AS SET FORTH ON MAP OF WESTWOOD PARK UNIT 2, FILED FOR RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON
NOVEMBER 25, 1987, IN BOOK 1187, PAGE 3848, AS DOCUMENT NO. 167352 AND BY
CERTIFICATE OF AMENDMENT RECORDED MAY 5, 1988, IN BOOK 588, PAGE 536, AS
DOCUMENT NO. 177431 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.
TOGETHER WITH AN UNDIVIDED 1/25TH INTEREST IN AND TO THE COMMON AREA LYING
WITHIN THE INTERIOR LINES AS SET FORTH ON MAP OF WESTWOOD PARK UNIT 2, FILED
FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE
OF NEVADA, ON NOVEMBER 25, 1987, IN BOOK 1187, PAGE 3848, AS DOCUMENT NO. 167352,
AND AS SHOWN ON RECORD OF SURVEY RECORDED APRIL 11, 2000 IN BOOK 0400, AT
PAGE 1729, AS DOCUMENT NO. 489711

Parcel ID Number: 1320-30-113-012

Property commonly known as: 1783 Shamrock Circle, Minden, NV 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-30-113-012
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - js

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Removing from Trust, 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: Sondra Elota Condrón Capacity: Grantor

Signature: Sondra Elota Condrón Capacity: grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: SONDRA ELOTA CONDRON, TRUSTEE
 Address: 1783 Shamrock Circle
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: SONDRA ELOTA CONDRON
 Address: 1783 Shamrock Circle
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Radian Settlement Services Inc. Escrow # _____
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis State: PA Zip: 15108