

DOUGLAS COUNTY, NV

2024-1007130

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/26/2024 02:36 PM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-02-001-049

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280631346-2

MAIL TAX STATEMENTS TO:

Michael Scott Nevius and Kelly Dawn Nevius
1733 Toni Court
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 22 day of APRIL, 2024 by and between **Michael Scott Nevius and Kelly Dawn Nevius, husband and wife, as joint tenants with right of survivorship,** residing at 1733 Toni Court, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Michael Scott Nevius and Kelly Dawn Nevius, Trustees, or their successors in interest, of the Michael Scott Nevius and Kelly Dawn Nevius Living Trust dated June 9, 2006, and any amendments thereto,** residing at 1733 Toni Court, 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: 1733 Toni Court, 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 22 day of April, 2024.

Michael Scott Nevius
Michael Scott Nevius

Kelly Dawn Nevius
Kelly Dawn Nevius

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on 04-22-2024 (date) by
Michael Scott Nevius and Kelly Dawn Nevius.

Donna Peacocke
Notary Public Signature

Donna Peacocke
Printed Name of Notary Public

My commission expires: 7-27-25

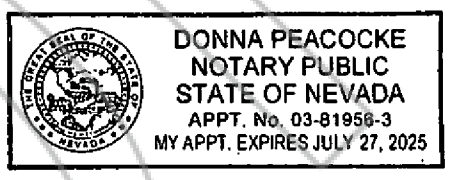


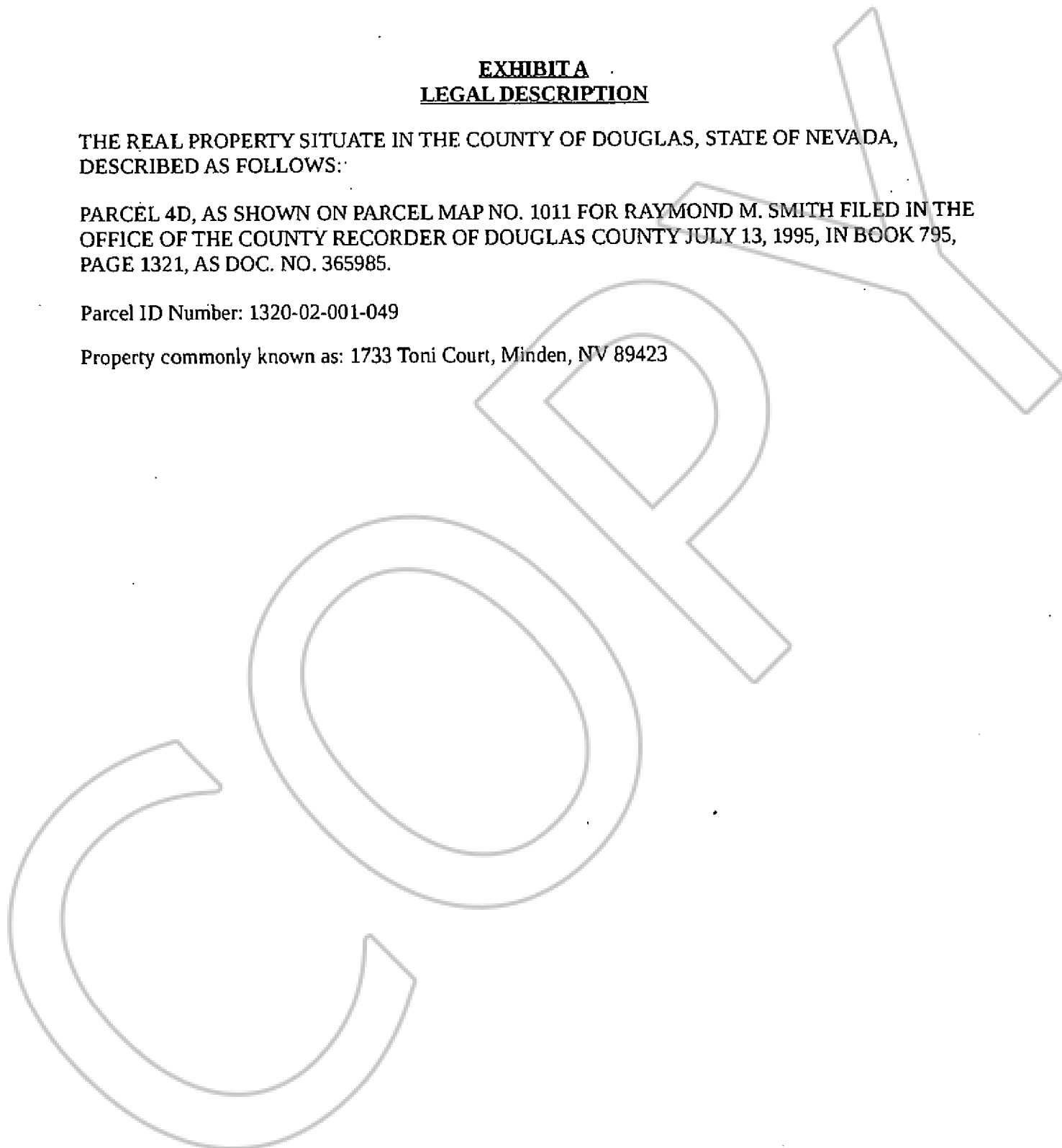
EXHIBIT A
LEGAL DESCRIPTION

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:

PARCEL 4D, AS SHOWN ON PARCEL MAP NO. 1011 FOR RAYMOND M. SMITH FILED IN THE
OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY JULY 13, 1995, IN BOOK 795,
PAGE 1321, AS DOC. NO. 365985.

Parcel ID Number: 1320-02-001-049

Property commonly known as: 1733 Toni Court, Minden, NV 89423



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-02-001-049
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

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: Transfer into 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: [Signature] Capacity: Grantor
 Signature: [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Michael Scott Nevius and Kelly Dawn Nevius
 Address: 1733 Toni Court
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Michael Scott Nevius and Kelly Dawn Nevius*
 Address: 1733 Toni Court
 City: Minden
 State: NV Zip: 89423

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

Escrow # _____
 State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

***Trustees**