

DOUGLAS COUNTY, NV

2024-1007299

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

05/01/2024 02:49 PM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-21-810-057

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280630538-2

MAIL TAX STATEMENTS TO:

Janet E. Cox
623 Joette Drive
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 26 day of April, 2024, by and between **Janet E. Cox, an unmarried woman**, residing at 623 Joette Drive, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Janet E. Cox, Trustee of The Cox Revocable Living Trust dated January 10, 2019**, residing at 623 Joette 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: 623 Joette 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 26 day of April, 20 24.

Janet E. Cox
JANET E. COX

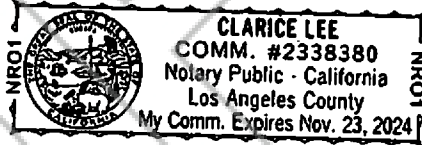
STATE OF California
COUNTY OF Los Angeles

This instrument was acknowledged before me on 4/26/2024 (date) by
JANET E. COX.

Clarice Lee
Notary Public Signature

Clarice Lee
Printed Name of Notary Public

My commission expires: 11-23-2024

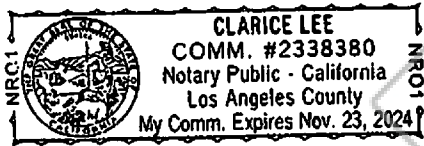


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 26
day of April, 2024, by Janet E. Coy

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Clarice Lee

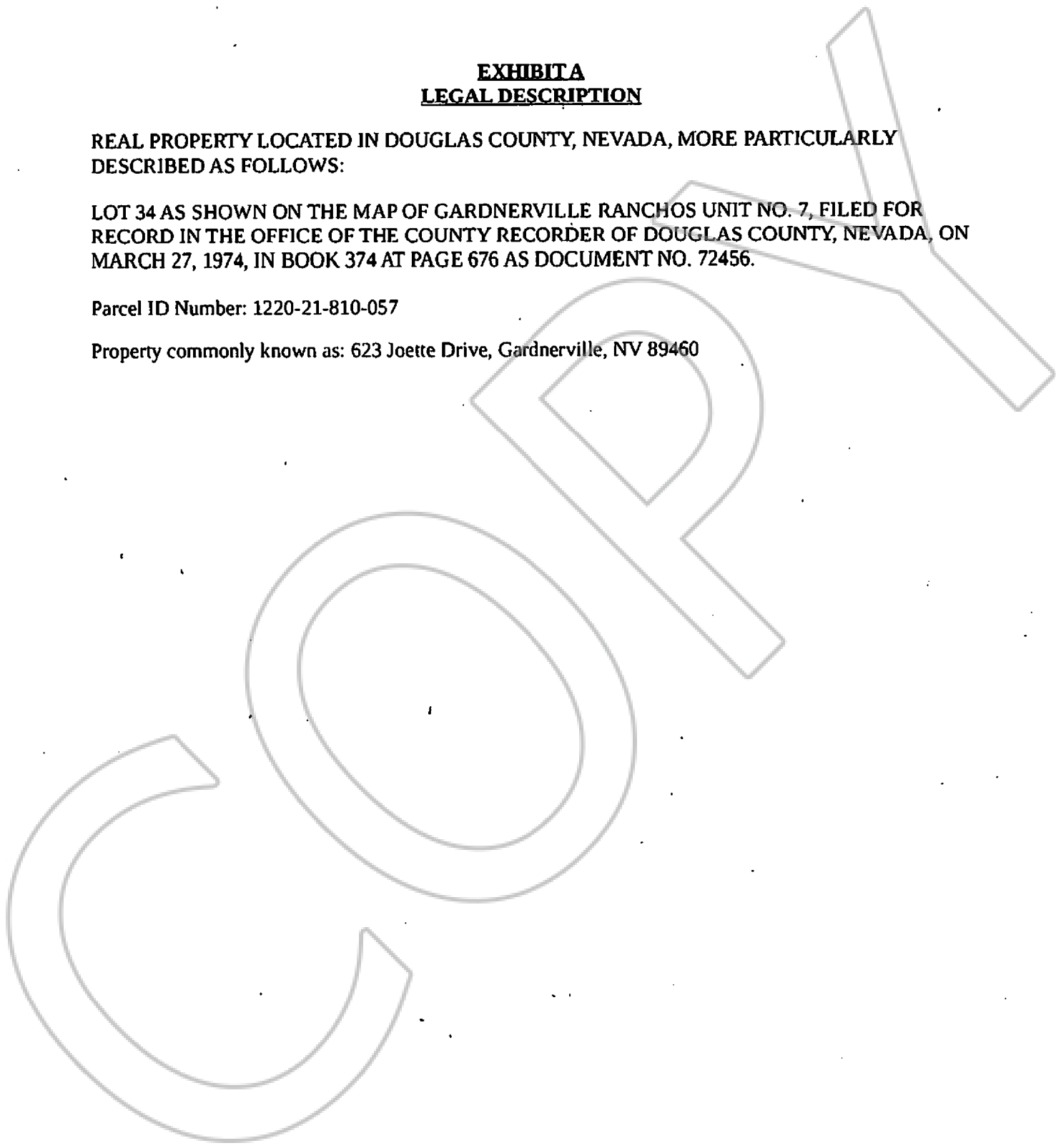
EXHIBIT A
LEGAL DESCRIPTION

REAL PROPERTY LOCATED IN DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 34 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374 AT PAGE 676 AS DOCUMENT NO. 72456.

Parcel ID Number: 1220-21-810-057

Property commonly known as: 623 Joette Drive, Gardnerville, NV 89460



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-810-057
 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: <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: Transferring into Trust for no consideration

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: Janet E. Cox Capacity: Grantor
 Signature: Janet E. Cox Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: JANET E. COX
 Address: 623 Joette Drive
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JANET E. COX, Trustee
 Address: 623 Joette Drive
 City: Gardnerville
 State: NV Zip: 89460

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