

DOUGLAS COUNTY, NV

2024-1007414

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/06/2024 10:40 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1420-18-114-015

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280633673

MAIL TAX STATEMENTS TO:

Kristopher Troy Swarms and Dana Leeann Swarms
816 Overview Court
Carson City, NV 89705

QUITCLAIM DEED

THIS DEED made and entered into on this 30 day of April, 2024, by and between **Kristopher Troy Swarms and Dana Leeann Swarms, Trustees, or their Successors in Trust, Kristopher Troy Swarms and Dana Leeann Swarms Revocable Living Trust, dated October 13, 2020**, residing at 816 Overview Court, Carson City, NV 89705, hereinafter referred to as Grantor(s) and **Kristopher Troy Swarms and Dana Leeann Swarms, husband and wife as joint tenants with right of survivorship**, residing at 816 Overview Court, Carson City, NV 89705, 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: 816 Overview Court, Carson City, NV 89705

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 30 day of April, 2024.

Kristopher Troy Swarms

**KRISTOPHER TROY SWARMS, TRUSTEE, OR THEIR SUCCESSORS IN TRUST,
KRISTOPHER TROY SWARMS AND DANA LEEANN SWARMS REVOCABLE LIVING
TRUST, DATED OCTOBER 13, 2020**

Dana Leeann Swarms

**DANA LEEANN SWARMS, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, KRISTOPHER
TROY SWARMS AND DANA LEEANN SWARMS REVOCABLE LIVING TRUST, DATED
OCTOBER 13, 2020**

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on April 30, 2024 (date) by
**KRISTOPHER TROY SWARMS AND DANA LEEANN SWARMS, TRUSTEES, OR THEIR
SUCCESSORS IN TRUST, KRISTOPHER TROY SWARMS AND DANA LEEANN SWARMS
REVOCABLE LIVING TRUST, DATED OCTOBER 13, 2020.**

Chad Shoffner

Notary Public Signature

Chad Shoffner
Printed Name of Notary Public

My commission expires: 01-31-2025



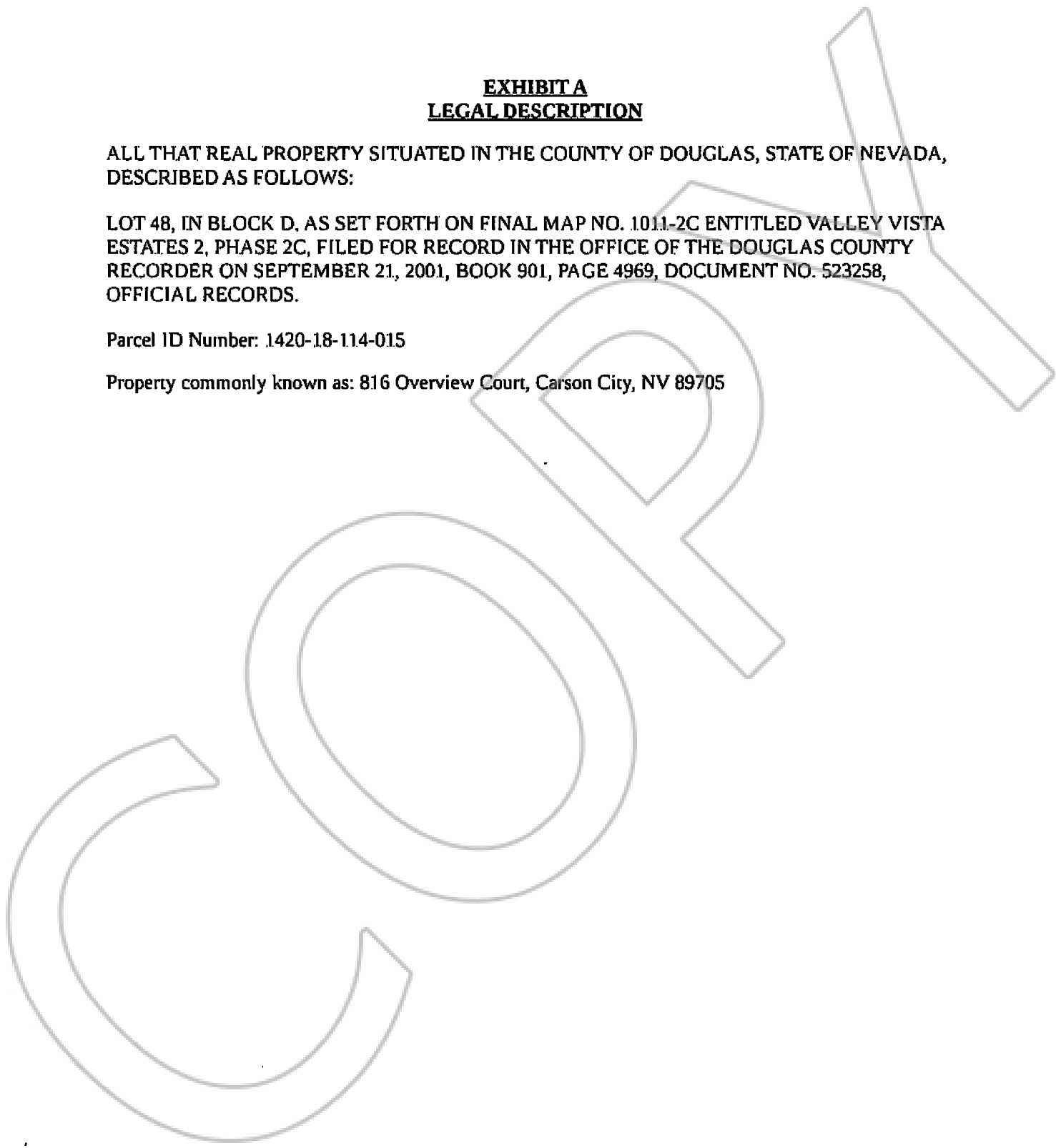
EXHIBIT A
LEGAL DESCRIPTION

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

LOT 48, IN BLOCK D, AS SET FORTH ON FINAL MAP NO. 1011-2C ENTITLED VALLEY VISTA
ESTATES 2, PHASE 2C, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY
RECORDER ON SEPTEMBER 21, 2001, BOOK 901, PAGE 4969, DOCUMENT NO. 523258,
OFFICIAL RECORDS.

Parcel ID Number: 1420-18-114-015

Property commonly known as: 816 Overview Court, Carson City, NV 89705



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-18-114-015
 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: 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 *Kristopher Troy Swarms* Capacity: Grantor

Signature *Dana Swarms* Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kristopher Troy Swarms and Dana Leeann Swarms, Trustees
 Address: 816 Overview Court
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kristopher Troy Swarms and Dana Leeann Swarms
 Address: 816 Overview Court
 City: Carson City
 State: NV Zip: 89705

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