

DOUGLAS COUNTY, NV

2024-1007472

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/08/2024 08:14 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-29-116-031

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280633069-2

MAIL TAX STATEMENTS TO:

PATRICIA T. PUMPHREY
1105 Wisteria Drive
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 30 day of April, 2024, by and between **PATRICIA T. PUMPHREY, AN UNMARRIED WOMAN**, residing at 1105 Wisteria Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **PATRICIA T. PUMPHREY, TRUSTEE OF THE PUMPHREY FAMILY TRUST AGREEMENT DATED NOVEMBER 18, 1989**, residing at 1105 Wisteria Drive, 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: 1105 Wisteria Drive, 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 30 day of April, 2024.


PATRICIA T. PUMPHREY

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on April 30, 2024 (date) by PATRICIA T. PUMPHREY.



Notary Public Signature

Chad Shoffner

Printed Name of Notary Public

My commission expires: 01-31-2025



EXHIBIT A
LEGAL DESCRIPTION

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

LOT 241 AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 4, 1994, IN BOOK 894 OF OFFICIAL RECORDS AT PAGE 692, AS DOCUMENT NO, 343273.

Parcel ID Number: 1320-29-116-031

Property commonly known as: 1105 Wisteria Drive, Minden, NV 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-29-116-031
 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: <u>Verified Trust - js</u>	
Notes: _____	

- 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: _____ %
 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: Patricia T. Pumphrey Capacity: Grantee
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: PATRICIA T. PUMPHREY
 Address: 1105 Wisteria Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: PATRICIA T. PUMPHREY, TRUSTEE
 Address: 1105 Wisteria Drive
 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