

APN: 1320-33-718-024

**AFTER RECORDING RETURN TO:**

Radian Settlement Services Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280632549

**MAIL TAX STATEMENTS TO:**

Wendi C. Semas-Borchert  
1372 Winwood Way  
Gardnerville, NV 89410

**DISCLAIMER DEED**

FOR AND IN CONSIDERATION of One Dollar (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ron Alan Borchert, spouse of Grantee**, a singular person, does hereby convey and quitclaim unto **Wendi C. Semas-Borchert, a married woman as her sole and separate property**, the following described land and property (hereinafter called **Property**) situated in Douglas County, State of Nevada, to-wit:

**Please see attached "Exhibit A" for Legal Description**


The **Property** above described is the sole and separate property of the **Grantee** having been purchased with separate funds of the **Grantee** or was a gift or devise made to the **Grantee** as the **Grantee's** sole and separate property.

The undersigned **Grantor** has not past or present right, title, interest, claim or lien of any kind or nature **whatsoever** in, to or against said **Property**.

This instrument is executed, not for the purpose of making a gift to the **Grantee**, but solely for the purpose of clearly showing of record that the undersigned has and claims no interest in and to said **Property**.

NOW THEREFORE, in consideration of the premises, the undersigned **Grantor** does hereby disclaim, remise, and release unto the **Grantee** and to the heirs and assigns of said **Grantee** forever, all right, title, interest, claim and demand which the undersigned might appear to have in and to the **Property**.

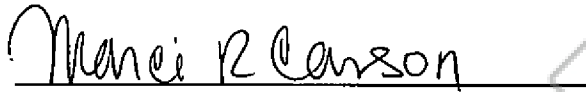
WITNESS my signature, this the 17 day of May, 2024.



**Ron Alan Borchert**

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on May 17, 2024 (date) by **Ron Alan Borchert**.



Notary Public Signature

Mardi R Carson  
Printed Name of Notary Public

My commission expires: June 4, 2024



**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AS FOLLOWS:

LOT 30, IN BLOCK C, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-10 FOR CHICHESTER ESTATES, PHASE 10, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 25, 2002, IN BOOK 0402 OF OFFICIAL RECORDS, PAGE 7623, AS DOCUMENT NO. 540511.

Parcel ID Number: 1320-33-718-024

Property commonly known as: 1372 Winwood Way, Gardnerville, NV 89410

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-33-718-024  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 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 05  
 b. Explain Reason for Exemption: Transfer between spouses, establishing sole and separate property

5. Partial Interest: Percentage being transferred: 50 %  
 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: Ron Alan Borchert  
 Address: 1372 Winwood Way  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Wendi C. Semas-Borchert  
 Address: 1372 Winwood Way  
 City: Gardnerville  
 State: NV Zip: 89410

**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