

DOUGLAS COUNTY, NV

2024-1008501

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/24/2024 12:51 PM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

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

QUITCLAIM DEED

THIS DEED made and entered into on this 17 day of May, 2024, by and between **Borchert Family Revocable Trust, u.t.d October 7, 2022, Ron Alan Borchert and Wendi C. Semas-Borchert as Trustees, an undivided 100% interest**, residing at 1372 Winwood Way, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **Wendi C. Semas-Borchert, a married woman as her sole and separate property**, residing at 1372 Winwood Way, Gardnerville, NV 89410, 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: 1372 Winwood Way, Gardnerville, NV 89410

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 Grantor(s) forever in FEE SIMPLE.

Dated this 17 day of May, 2024.

[Handwritten Signature]

Borchert Family Revocable Trust, u.t.d October 7, 2022, Ron Alan Borchert as Trustee

[Handwritten Signature], Trce

Borchert Family Revocable Trust, u.t.d October 7, 2022, Wendi C. Semas-Borchert as Trustee

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on May 17, 2024 (date) by **Borchert Family Revocable Trust, u.t.d October 7, 2022, Ron Alan Borchert and Wendi C. Semas-Borchert as Trustees, an undivided 100% interest.**

[Handwritten Signature]
Notary Public Signature

[Handwritten Name]
Printed Name of Notary Public

My commission expires: June 4, 2024

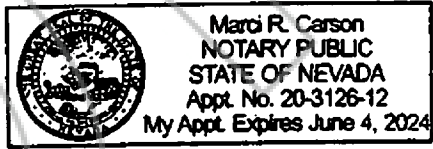


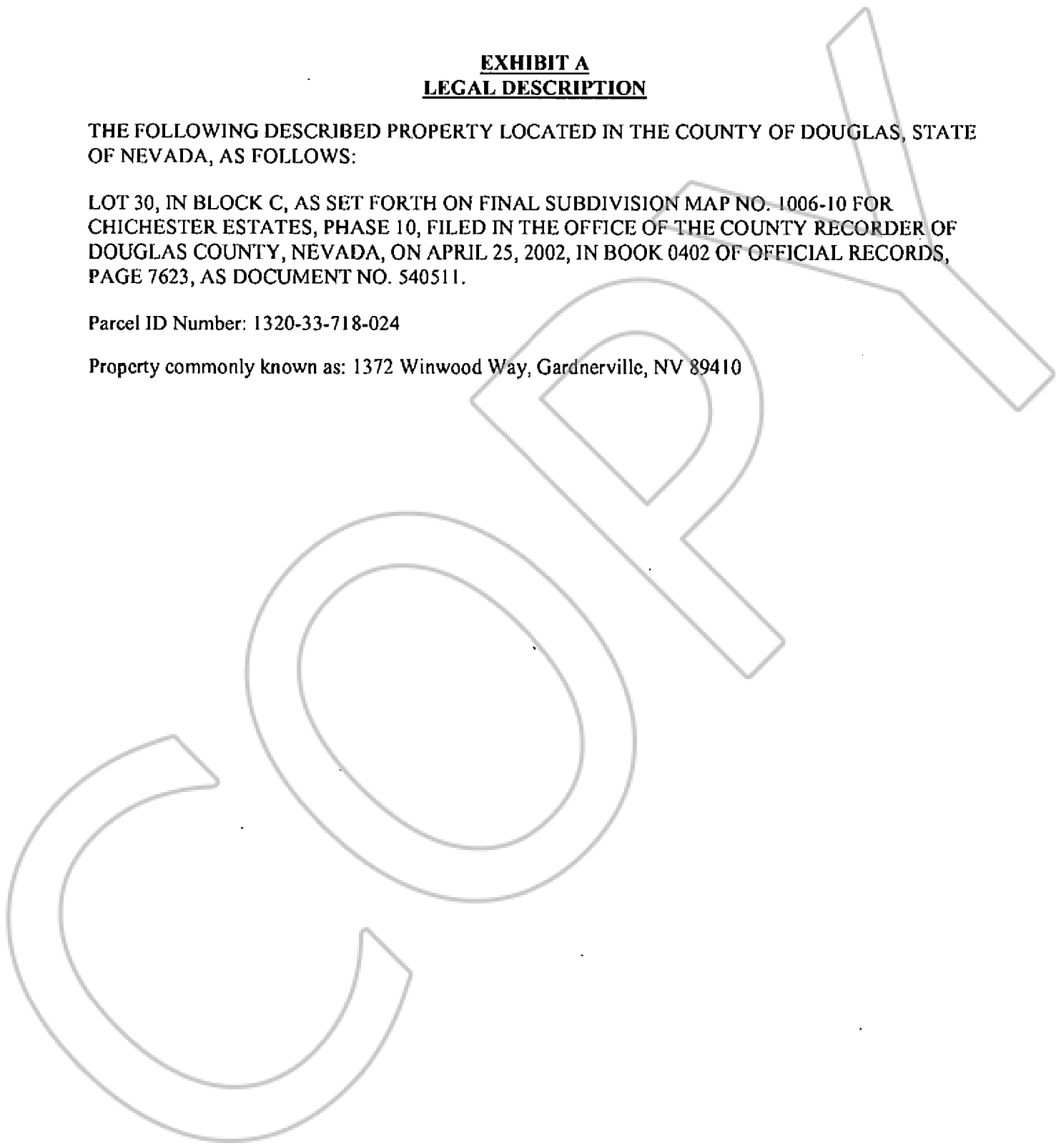
EXHIBIT A
LEGAL DESCRIPTION

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. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: SG - Trust Verified	

- 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 07
- b. Explain Reason for Exemption: Transferring out of Trust w/o 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: Borchert Family Revocable Trust
 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.
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis

Escrow # _____
 State: PA Zip: 15108