

Tax Parcel ID Number:

1219-03-002-045



00183673202410099550050053

SHAWNYNE GARREN, RECORDER

E06

This instrument was prepared by:

Michele Chase

228 Autumn Hills Rd

Garderville, NV 89460

Once recorded, return to:

Thomas Gulbranson

228 Autumn Hills Rd

Garderville, NV 89460

This Space for Recorder's Use Only.

Nevada Quitclaim Deed

State of Nevada, County of Douglas

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

_____ US Dollars (\$ _____) in hand, paid to

Michele Chase

a married individual

with an address of

228 Autumn Hills Rd Garderville, NV 89460

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Thomas Gulbranson

a married individual

with an address of

228 Autumn Hills Rd Garderville, NV 89460

(the "Grantee" or "Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Douglas _____ County, Nevada, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 1219-03-002-045

The property identified herein is -OR- is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Thomas Gulbranson

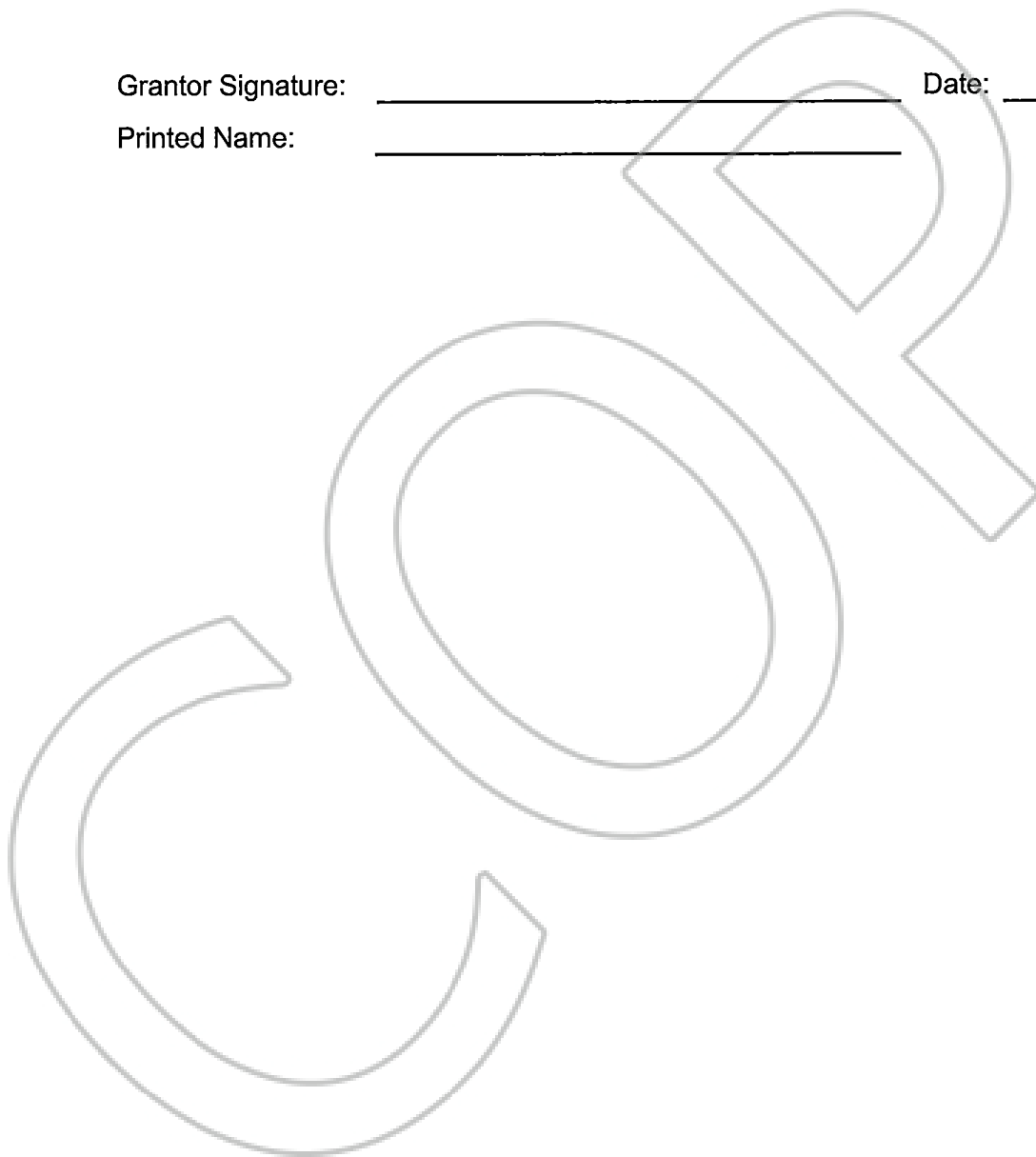
Address: 228 Autumn Hills Rd Garderville, NV 89460

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: *Michele Chase* Date: 07-09-24
Printed Name: Michele Chase

Grantor Signature: _____ Date: _____
Printed Name: _____



NOTARY ACKNOWLEDGMENT

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 ~~Nevada~~ New York)
County of Kings)

On July 5, 2024 before me, Sandra Grandchamps,
personally appeared Michele Chase,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Nevada that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature Sandra
Printed Name Sandra Grandchamps
My Commission Expires 06/28/2025

(Seal)

SANDRA GRANDCHAMPS
Notary Public, State of New York
Reg No. 01GR6418975
Qualified in Queens County
Commission Exp. June 28, 2025

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

A parcel of land located in the southwest 1/4 of Section 3, Township 12 north, Range 19 east, M.D.B. & M., Douglas County, NV, and more particularly described as follows: Commencing at the southwest corner of of said Section 3, proceed north 89 degrees, 57' east 687.23 feet, along the section line, which is also the center line of a public road, to the true point of beginning, which is the southwest corner of the parcel, proceed thence along the section line, north 89 degrees 57' east, 157.50 feet to the southeast corner of the parcel; thence north 0 degrees, 10' 19" west, 310 feet to the northwest corner of the parcel; thence south 0 degrees, 10' 9" east, 310 feet to the true point of beginning.

Note: The above meets and bounds description appeared previously in that certain document recorded August 10, 2011, in book 811, page 1727, as instrument no. 787742.

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

- 1. Assessor Parcel Number (s)**
- (a) 1219-03-002-045
- (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
- i) Other

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 6

b. Explain Reason for Exemption: per divorce

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 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 Thomas Gulbranson Capacity grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: ~~Thomas Gulbranson~~

Address: Michele Chase

City: 228 Autumn Hills Rd

State: Gardnerville NV
89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Thomas Gulbranson

Address: 228 Autumn Hills Rd

City: Gardnerville

State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____