DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00

2024-1010228 07/19/2024 04:30 PM

**CHESTER DOWNING** 

APN: 1320-29-111-051

RECORDING REQUESTED BY:

**Chester Downing** 1116 Cedar Crest Dr. Minden, NV 89423

AFTER RECORDATION, RETURN BY MAIL TO:

Chester Downing & Pamela Ray Maxwell 1116 Cedar Crest Dr. Minden, NV 89423

00183999202410102280030036

SHAWNYNE GARREN, RECORDER

E05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **QUIT CLAIM DEED**

THIS QUITCLAIM DEED, executed this  $\sqrt{Q}$  day of July, 2024, by first party, Grantor, Chester Downing, a widower, whose post office address is 1116 Cedar Cresr Drive, Minden, NV 89423, to second party, Grantees, Chester Downing, a widower, and Pamela Ray Maxwell, a married woman as her sole and separate property, as joint tenants with right of survivorship, whose post office address is 1116 Cedar Cresr Drive, Minden, NV 89423

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Chester Downing

STATE OF NEVADA

) ss.

**COUNTY OF DOUGLAS** 

This instrument was acknowledged before me on the 19th day of July, 2024, by Chester Downing.

Notary Public

**NOTARY PUBLIC** STATE OF NEVADA of Douglas County ANA BRANTMEYER My Appointment Expires March 2, 2026

## **EXHIBIT "A"**

## PARCEL 1:

UNIT 348, AS SHOWN ON THE FINAL MAP #1008-7A FOR WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 17, 1995, IN BOOK 1195 OF OFFICIAL RECORDS AT PAGE 2675, AS DOCUMENT NO. 374950.

## PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1990, IN BOOK 990, PAGE 4348, AS DOCUMENT NO. 235644, OFFICIAL RECORDS.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AT DOCUMENT NO. 2022-988235, on 08/08/2022.

APN: 1320-29-111-051

STATE OF NEVADA	
DECLARATION OF VALUE	^
1. Assessor Parcel Number(s)	
a) 1320-29-111-051	( )
b)	\ \
c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. R	es.
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE
	DATE OF RECORDING:
3,   ·   ·	NOTES:
i) L Other	
3. Total Value/Sales Price of Property:	S
Deed in Lieu of Foreclosure Only (value of property	7)
Transfer Tax Value: Real Property Transfer Tax Due:	\$
Real Property Transfer (ax Due.	3
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090,	Section # 5
b. Explain Reason for Exemption: Father ad	ding daughter to deed without consideration
5. Partial Interest: Percentage being transferred:	9,0
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 substa	antiate the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exen	aption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interes	st at 1% per month.
Pursuant to NRS 375.030, the Buyer and Seller shall be jo	sintly and severally liable for any additional amount owed.
Signature Signature	Capacity Grantor
Signature -	Capacity
Signature	Capacity
orginature	eapacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
	•
Print Name: Chester Downing	Print Name: Chester Downing & Pamela Ray Maxwell
Address: 1116 Cedar Crest Dr.	Address: 1116 Cedar Crest Dr.
City: Minden	City: Minden
State: NV Zip: 89423	State: NV Zip: 89423
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer) Print Name:	Egarow #
Address:	Escrow #
City: State:	Zip:
	Lip: [ MAY BE RECORDED/MICROFILMED)
(	