

APN: 1420-06-310-020

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280654849

MAIL TAX STATEMENTS TO:

CARMEN ALVAREZ
3682 Shawnee Drive
Carson City, NV 89705

QUITCLAIM DEED

THIS DEED made and entered into on this 07 day of AUG, 2024, by and between **CARMEN ALVAREZ**, a married woman who acquired title as unmarried, joined in execution by her spouse, **BARD L. JOHNSON**, residing at 3682 Shawnee Drive, Carson City, NV 89705, hereinafter referred to as Grantor(s) and **CARMEN ALVAREZ**, a married woman as her sole and separate property, residing at 3682 Shawnee Drive, Carson City, NV 89705, 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: 3682 Shawnee Drive, Carson City, NV 89705

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.

The purpose of this Quitclaim Deed is to relinquish any possible community interest that **BARD L. JOHNSON** may have or may acquire in the future.

Dated this 7th day of August, 20 24.

Carmen Alvarez
CARMEN ALVAREZ

Bard L. Johnson
BARD L. JOHNSON

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on 08-07-2024 (date) by
CARMEN ALVAREZ and BARD L. JOHNSON. *

Donna Peacocke
Notary Public Signature

Donna Peacocke
Printed Name of Notary Public

My commission expires: 7-27-25

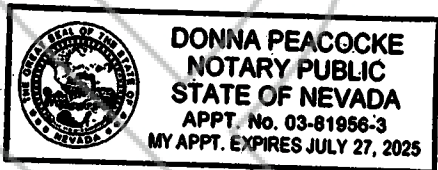


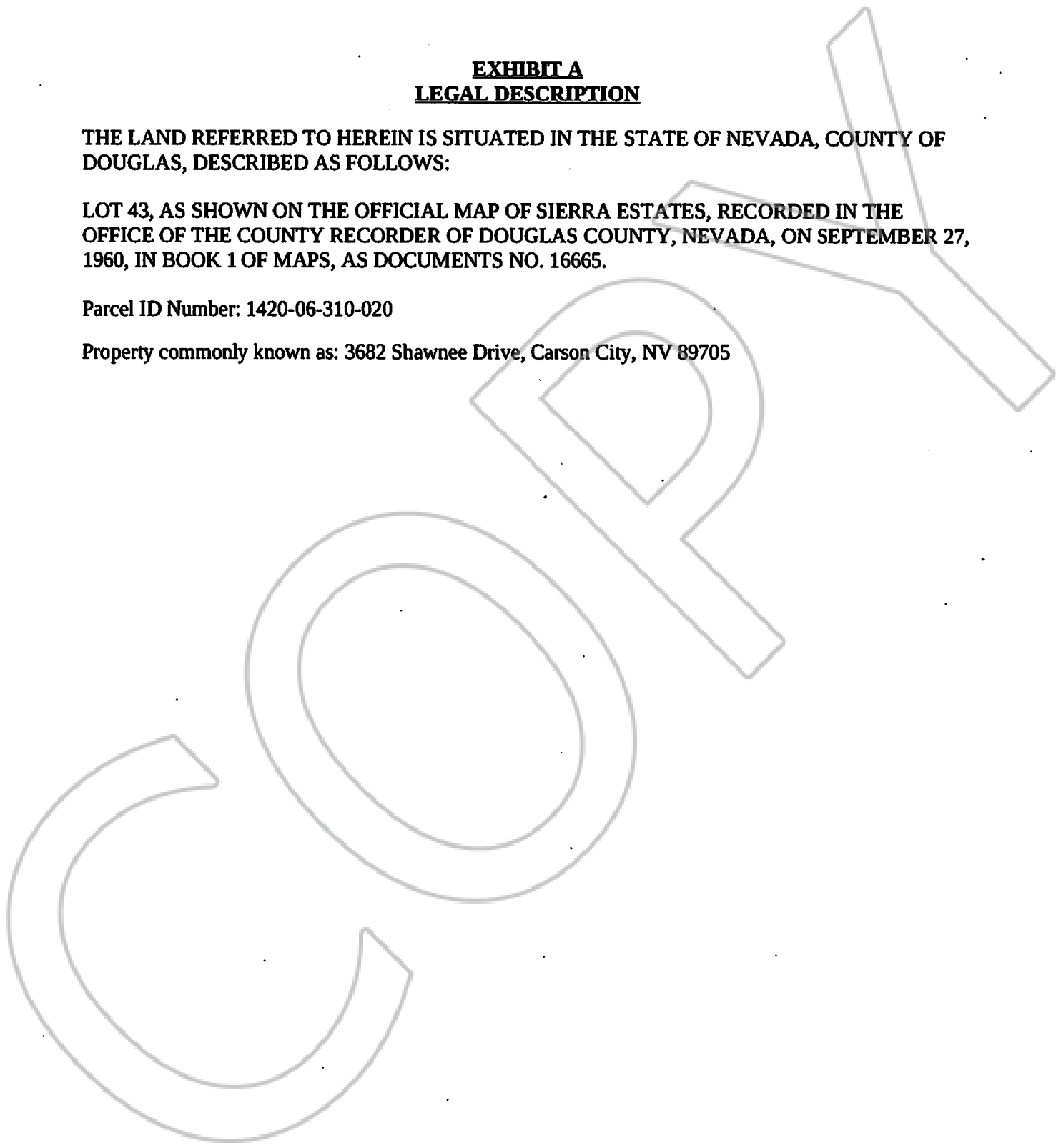
EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

LOT 43, AS SHOWN ON THE OFFICIAL MAP OF SIERRA ESTATES, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 27, 1960, IN BOOK 1 OF MAPS, AS DOCUMENTS NO. 16665.

Parcel ID Number: 1420-06-310-020

Property commonly known as: 3682 Shawnee Drive, Carson City, NV 89705



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-06-310-020
 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

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
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 05
 b. Explain Reason for Exemption: Transfer between spouses for no consideration

5. Partial Interest: Percentage being transferred: 100 %
 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: Carmen Alvarez Capacity: Grantor/Grantee

Signature: Bard L. Johnson Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: CARMEN ALVAREZ and BARD L. JOHNSON
 Address: 3682 Shawnee Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: CARMEN ALVAREZ
 Address: 3682 Shawnee Drive
 City: Carson City
 State: NV Zip: 89705

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