

DOUGLAS COUNTY, NV

2024-1010941

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/14/2024 08:32 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-30-812-012

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280652019

MAIL TAX STATEMENTS TO:

Kristen Susan Peck
992 Aspen Grove Circle
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 2 day of August, 2024, by and between **Kristen Susan Peck, Trustee, or her Successors in Trust, under the Kristen Susan Peck Revocable Living Trust, dated March 16, 2021**, residing at 992 Aspen Grove Circle, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Kristen Susan Peck, an unmarried woman**, residing at 992 Aspen Grove Circle, Minden, NV 89423, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NC/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: 992 Aspen Grove Circle, Minden, NV 89423

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.

Dated this 2 day of August, 2024.

Kristen Susan Peck

KRISTEN SUSAN PECK, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE KRISTEN SUSAN PECK REVOCABLE LIVING TRUST, DATED MARCH 16, 2021

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on August 2, 2024 (date) by **KRISTEN SUSAN PECK, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE KRISTEN SUSAN PECK REVOCABLE LIVING TRUST, DATED MARCH 16, 2021.**

[Handwritten Signature]

Notary Public Signature

Chad Shoffner

Printed Name of Notary Public

My commission expires: 01-31-2025



EXHIBIT A
LEGAL DESCRIPTION

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:

LOT 12, IN BLOCK A, AS SET FORTH ON THE FINAL MAP OF MOUNTAIN GLEN PHASE 1,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF
NEVADA, ON DECEMBER 28, 1987, IN BOOK 1287, PAGE 3712 AS DOCUMENT NUMBER
169542.

Parcel ID Number: 1320-30-812-012

Property commonly known as: 992 Aspen Grove Circle, Minden, NV 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-30-812-012
 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: <u>8/14/24 Trust Ok~A.B.</u>	
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 07
 b. Explain Reason for Exemption: Removing from Trust for no 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: *Kristen Susan Peck* Capacity: GRANTOR

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kristen Susan Peck, Trustee
 Address: 992 Aspen Grove Circle
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kristen Susan Peck
 Address: 992 Aspen Grove Circle
 City: Minden
 State: NV Zip: 89423

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