

APN# 1022-18-001-006

**Recording Requested by/Mail to:**

Name: Anne Louise Bothwell

Address: P.O. Box 2263

City/State/Zip: Gardnerville, NV 89410

**Mail Tax Statements to:**

Name: Anne Louise Bothwell

Address: P.O. Box 2263

City/State/Zip: Gardnerville, NV 89410

Quit Claim Deed

**Title of Document** (required)

**Please complete the Affirmation Statement below:**

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

**Affidavit of Death** – NRS 440.380 (1)(A) & NRS 40.525 (5)

**Military Discharge** – NRS 419.020 (2)

**Other NRS** \_\_\_\_\_ (state specific law)

**-OR-**

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Anne Louise Bothwell

Signature

W. Garren

Printed Name

This document is being (re-)recorded to correct document # 2022-990345, and is correcting The Legal Description

**Parcel 1:**

**All that portion of the North half of Section 18, Township 10 North, Range 22 East, M.D.B.& M., described as follows:**

**Commencing at the Section corner common to Section 7, 12, 13 and 18 in said Township 10 North, Range 22 East, thence along the North line of said Section 18, North 86° 43' East a distance of 1,320 feet to the True Point of Commencement, at a point in the centerline of a 60 foot road easement (Selby Lane); thence from the True Point of Commencement, along said road centerline, South 03° 17' East, a distance of 660.00 feet to the intersection of said road centerline with the centerline of another 60 foot road easement (Penrod Lane) thence along said road centerline, North 86° 43' East, a distance of 660.00 feet; thence leaving said centerline, North 03° 17' West, a distance of 660.00 feet to a point on the North line of said Section 18, thence along said Section line, South 86° 43' West a distance of 660.00 feet to the True Point of Commencement.**

**Also being known as Parcel 3, Record of Survey filed October 10, 1969, Filing No. 45990, Douglas County Records.**

**Parcel 2:**

**A non-exclusive easement for road and utility purposes on and over all the 60 foot access and utility easements shown on that certain Record of Survey filed October 10, 1969, Filing No. 45990.**

**NOTE: The above metes and bounds description appeared previously in that certain document recorded March 19, 1984, in Book 384, Page 1717, as Instrument No. 098396 of Official Records.**

APN: 1022-18-001-006

When Recorded, Please Return To:

Millward Law, Ltd.  
1591 Mono Ave.  
Minden, NV 89423

Mail Future Tax Statements To:

Anne Bothwell  
P.O. Box 2263  
Gardnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.



KAREN ELLISON, RECORDER

E07

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Anne Louise Bothwell, as Successor Trustee of the Guth Living Trust, dated September 27, 2017, does hereby remise, release, and forever quitclaim and transfer all of the Guth Living Trust's interest to **Anne Louise Bothwell**, an unmarried woman, as her sole and separate property, the real property commonly known as 3256 Penrod Lane, Gardnerville, Nevada, APN 1022-18-001-006, situated in Douglas County, State of Nevada, more precisely described as:

The western 50% portion of the following described property in the County of Douglas, State of Nevada.

All that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada. All that portion of the North half of Section 18, Township 10 North, Range 2 East, M.D.B. and M. described as follows:

Commencing at the Section corner common to Sections 7, 12, 13 and 18 in said Township 10 North, Range 22 East; thence along the North line of said Section 18, North 86 degrees 43' East, a distance of 1,320 feet to the TRUE POINT OF COMMENCEMENT, at a point in the Centerline of a 60 foot road easement (Selby Lane); thence from the True Point of East, a distance of 660.00 feet to the intersection of said road centerline with the centerline of another 60 foot road easement (Penrod Lane); thence along said centerline, North 03 degrees 17' West, a distance of 666.00 feet to a point on the North line of said Section 18; thence along said Section line, South 86 degrees 43' West, a distance of 660.00 feet to the True Point of Beginning.

Also known as Parcel 3, Record of Survey filed October 10, 1969, filing No., 45990, Douglas County, Nevada

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(Pursuant to NRS 111.312, the above-legal description previously appeared in Quitclaim Deed recorded with the Douglas County Recorder on September 29, 2017, as Document Number 905110.)

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Date: September 22, 2022

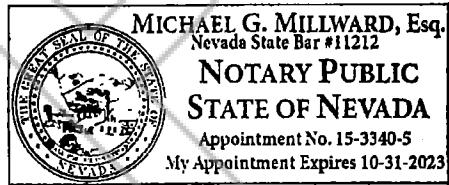
Anne Louise Bothwell  
Anne Louise Bothwell

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS    )

On the 22 day of September, 2022, before me, a Notary Public, personally appeared Anne Louise Bothwell, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

[Signature]  
Notary Public



Certified Copy

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Douglas County, State of Nevada. Per NRS 239B.030, the SSN may be redacted, but in no way affects the legality of the document.

Witnessed my hand this 31<sup>ST</sup>  
day of July 2024  
By: [Signature]  
Deputy Recorder

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1022-18-001-006  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$ \_\_\_\_\_  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$0.00  
d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3  
b. Explain reason for exemption: Re-Recording doc 2022-990345 to correct legal description  
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: *anne* Capacity: *agent*  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Anne Bothwell, Successor Trustee of  
the Guth Living Trust dtd  
Print Name: 9/27/2017  
Address: P.O. Box 2263  
City: Gardnerville  
State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Anne Louise Bothwell  
Address: P.O. Box 2263  
City: Gardnerville  
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Print Name: Company File Number: 143-2675000 et/ MH  
Address: 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)