

DOUGLAS COUNTY, NV

2024-1011400

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/22/2024 02:16 PM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-15-110-062

**AFTER RECORDING RETURN TO:**

Radian Settlement Services Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280656864

**MAIL TAX STATEMENTS TO:**

David Robert Mallory and Jody Jane Mallory  
980 Dean Drive  
Gardnerville, NV 89460

**QUITCLAIM DEED**

THIS DEED made and entered into on this 17 day of August, 2024, by and between **David Robert Mallory and Jody Jane Mallory, Trustees, or their successors in trust, under the David Robert Mallory and Jody Jane Mallory Revocable Living Trust, Dated July 19,2022, and any amendments thereto**, residing at 980 Dean Drive, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **David Robert Mallory and Jody Jane Mallory, husband and wife, as joint tenants with right of survivorship**, residing at 980 Dean Drive, Gardnerville, NV 89460, 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: 980 Dean Drive, Gardnerville, NV 89460

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 17 day of August, 2024.

David Robert Mallory

DAVID ROBERT MALLORY, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE DAVID ROBERT MALLORY AND JODY JANE MALLORY REVOCABLE LIVING TRUST, DATED JULY 19,2022, AND ANY AMENDMENTS THERETO

Jody Jane Mallory

JODY JANE MALLORY, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE DAVID ROBERT MALLORY AND JODY JANE MALLORY REVOCABLE LIVING TRUST, DATED JULY 19,2022, AND ANY AMENDMENTS THERETO

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on August 17, 2024 (date) by DAVID ROBERT MALLORY AND JODY JANE MALLORY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE DAVID ROBERT MALLORY AND JODY JANE MALLORY REVOCABLE LIVING TRUST, DATED JULY 19,2022, AND ANY AMENDMENTS THERETO.

[Signature]

Notary Public Signature

Chad Shoffner

Printed Name of Notary Public

My commission expires: 01-31-2025



**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL THEIR INTEREST IN THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, MORE PARTICULARLY DESCRIBED BELOW:

LOT 56, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE  
COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965, IN  
BOOK 31, PAGE 686, AS DOCUMENT NO. 28309, AND AMENDED TITLE SHEET RECORDED  
ON JUNE 4, 1965, IN BOOK 31, PAGE 797, AS DOCUMENT NO. 28377.

Parcel ID Number: 1220-15-110-062

Property commonly known as: 980 Dean Drive, Gardnerville, NV 89460

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-15-110-062  
 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           |   |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 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 with 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 David Mallory Capacity: Grantor  
 Signature Jody Mallory Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: David Robert Mallory and Jody Jane Mallory, Trustees  
 Address: 980 Dean Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: David Robert Mallory and Jody Jane Mallory  
 Address: 980 Dean Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**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