

DOUGLAS COUNTY, NV

2024-1011841

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/05/2024 08:28 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-03-001-045

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive,, Suite 210
Coraopolis, PA 15108
File No. 1280660313

MAIL TAX STATEMENTS TO:

Patrick W. Delavergne and Cindi L. Miller Delavergne
2565 Last Chance Court
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 29 day of August, 2024, by and between **Patrick Delavergne and Cindi L. Miller Delavergne, Trustees of their successor, under the Miller Delavergne Family Trust dated November 3, 2022**, residing at 2565 Last Chance Court, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Patrick W. Delavergne and Cindi L. Miller Delavergne, husband and wife as joint tenants with right of survivorship**, residing at 2565 Last Chance Court, 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 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: 2565 Last Chance Court, 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 29 day of August, 2024.



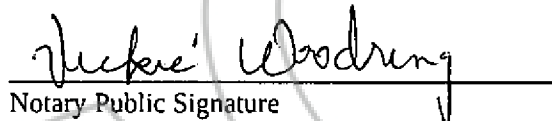
Patrick Delavergne, Trustee or their successor, under the Miller Delavergne Family Trust dated November 3, 2022



Cindi L. Miller Delavergne, Trustee or their successor, under the Miller Delavergne Family Trust dated November 3, 2022

STATE OF Nevada
COUNTY OF Carson City

This instrument was acknowledged before me on 08/29/2024 (date) by Patrick Delavergne and Cindi L. Miller Delavergne, Trustees or their successor, under the Miller Delavergne Family Trust dated November 3, 2022.



Notary Public Signature

Vickie Woodring
Printed Name of Notary Public

My commission expires: May 22, 2028



EXHIBIT A
LEGAL DESCRIPTION

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

ALL THAT CERTAIN REAL PROPERTY SITUATED WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF LAST CHANCE COURT, AS SHOWN ON PARCEL MAP NO. 1 (LDA 16-013) FOR WEST RIDGE HOMES, INC., RECORDED SEPTEMBER 20, 2017 AS DOCUMENT NO. 2017-904316, OFFICIAL RECORDS OF DOUGLAS COUNTY, FROM WHICH THE SOUTHWEST CORNER OF PARCEL 4D-3-B, OF PARCEL MAP NO. 4 (LDA 17-001) FOR WEST RIDGE HOMES, INC., RECORDED JUNE 29, 2018 AS DOCUMENT NO. 2018-916320, OFFICIAL RECORDS OF DOUGLAS COUNTY, BEARS NORTH 89DEG 58'00" EAST, 45.00 FEET; THENCE ALONG A LINE 45.00 SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID PARCEL 4D-3-B, NORTH 89DEG 58'00" EAST, 350.00 FEET, MORE OR LESS, TO A LINE 380.00 FEET EASTERLY OF AND PARALLEL TO THE CENTERLINE OF SAID LAST CHANCE COURT; THENCE ALONG SAID LINE 380.00 FEET EASTERLY OF AND PARALLEL TO SAID LAST CHANCE COURT, SOUTH 00DEG 05'28" WEST, 258.67 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF PARCEL 4D-2, OF PARCEL MAP NO. 3 (LDA 16-015-1) FOR WEST RIDGE HOMES, INC., RECORDED SEPTEMBER 20, 2017 AS DOCUMENT NO. 2017-904318, OFFICIAL RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 4D-2, SOUTH 89DEG 58'00" WEST, 320.30 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY OF SAID LAST CHANCE COURT; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID LAST CHANCE COURT, 61.68 FEET, MORE OR LESS, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 58DEG 54'10", HAVING A CHORD BEARING OF NORTH 23DEG 35'15" WEST; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY OF SAID LAST CHANCE COURT, 13.91 FEET, MORE OR LESS, ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 53DEG 07'48"; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY OF SAID LAST CHANCE COURT, NORTH 00DEG 05'28" EAST, 192.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel ID Number: 1320-03-001-045

Property commonly known as: 2565 Last Chance Court, Minden, NV 89423

Note: The above metes and bounds description appeared previously in that Certain Grant Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 7, 2020 as Document No. 2020-948743 of official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-03-001-045
 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: <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: Patrick W. Delavergne, Trustee Capacity: Grantor
 Signature: Cindi L. Miller Delavergne, Trustee Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Patrick Delavergne and Cindi L. Miller Delavergne, Trustees
 Address: 2565 Last Chance Court
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Patrick W. Delavergne and Cindi L. Miller Delavergne
 Address: 2565 Last Chance Court
 City: Minden
 State: NV Zip: 89423

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