

APN: 1220-21-111-102

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280661265

MAIL TAX STATEMENTS TO:

Steven Wayne Manley
1222 West Cottage Loop
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 3rd day of September, 2024, by and between **Steven Wayne Manley and Carrie Lynette Manley, Trustees, Or Their Successors in Trust, Under the Steven Wayne Manley and Carrie Lynette Manley Revocable Living Trust, Dated November 29, 2023,** residing at 1222 W. Cottage Loop, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Steven Wayne Manley, a married man as his sole and separate property,** residing at 1222 W. Cottage Loop, 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: 1222 West Cottage Loop, 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 3rd day of September, 2024.

[Signature]

Steven Wayne Manley, Trustee, Or Their Successors in Trust, Under the Steven Wayne Manley and Carrie Lynette Manley Revocable Living Trust, Dated November 29, 2023

[Signature]

Carrie Lynette Manley, Trustee, Or Their Successors in Trust, Under the Steven Wayne Manley and Carrie Lynette Manley Revocable Living Trust, Dated November 29, 2023

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on 9-3-24 (date) by **Steven Wayne Manley and Carrie Lynette Manley, Trustees, Or Their Successors in Trust, Under the Steven Wayne Manley and Carrie Lynette Manley Revocable Living Trust, Dated November 29, 2023.**

[Signature]
Notary Public Signature

Rhonda Teris
Printed Name of Notary Public

My commission expires: 9-25-26



EXHIBIT A
LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA:

LOT 36, AS SHOWN ON THE AMENDED FINAL MAP OF COTTAGES AT CARSON VALLEY, PHASE 1, A PLANNED DEVELOPMENT #PD 05-003-3, AN AMENDMENT OF HERITAGE NEVADA SENIOR HOUSING, A PLANNED DEVELOPMENT #PD 05-003, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON JUNE 20, 2017, AS DOCUMENT NO. 2017-900311, OFFICIAL RECORDS.

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Property commonly known as: 1222 West Cottage Loop, Gardnerville, NV 89460

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-111-102
 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: _____	
Notes: <u>Verified Trust - js</u>	

- 3.a. Total Value/Sales Price of Property \$ 1.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ EXEMPT
 d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer without consideration from a trust

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 *Steven Wayne Manley* Capacity: Grantor
 Signature *Carrie Lynette Manley* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Steven Wayne Manley and Carrie Lynette**
 Address: 1222 WEST COTTATE LOOP
 City: GARDNERVILLE
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steven Wayne Manley
 Address: 1222 WEST COTTAGE LOOP
 City: GARDNERVILLE
 State: NV Zip: 89460

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

Print Name: RADIAN SETTLEMENT SERVICES Escrow # _____
 Address: 1000 GSK DRIVE SUITE 210
 City: CORAOPOLIS State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**Manley, Trustees, Or Their Successors in Trust, Under the Steven Wayne Manley and Carrie Lynette Manley Revocable Living Trust, Dated November 29, 2023