

APN: 1318-23-410-017

After Recording, Mail to:

Debora Nelson
P.O. Box 3863
Stateline, NV 89449

Mail Tax Statements to:

Same as above

00186488202410123760030032

SHAWNYNE GARREN, RECORDER

E04

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

QUITCLAIM DEED

By this instrument dated September 17, 2024, for a valuable consideration, CHARLES A. SCHOFIELD, a married man, does hereby remise, release and forever quitclaim to DEBORA NELSON, erroneously identified as Deborah Nelson, a married woman as her sole and separate property, the following described Real Property in the unincorporated area of the County of Douglas, State of Nevada:

Lot 31, as shown on the map of PONDEROSA PARK SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on February 25, 1970, as Document No. 47249.

Per NRS 111.312, this legal description was previously recorded at Document No. 0810372, Book 1012, Page 1655, on October 5, 2012

Witness my hand this 17th day of September, 2024.


CHARLES A. SCHOFIELD

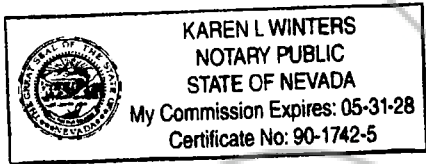
ACKNOWLEDGMENT

STATE OF NEVADA)
) : ss.
COUNTY OF DOUGLAS)

On September 17, 2024 before me, Karen L. Winters, Notary Public, personally appeared CHARLES A. SCHOFIELD, personally known to me (or 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 he executed the same in his authorized capacity, and that by his signatures on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal



Karen L. Winters
NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 1318-23-410-017
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>DOC # 810372 Verified - J</u>

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 _____

3. Total Value/Sales Price of Property:

\$ -0-

Deed in Lieu of Foreclosure Only (value of property): \$ -0-

Transfer Tax Value: \$ -0-

Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 4

b. Explain Reason for Exemption: This is a transfer from one joint tenant, husband, to the other joint tenant, wife, without 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 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: Charles A. Schofield Capacity: Grantor

Signature: Debora Nelson Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Charles Schofield

Address: P.O. Box 3863

City/State/Zip: Stateline, NV 89449

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Debora Nelson

Address: P.O. Box 3863

City/State/Zip: Stateline, NV 89449

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423