

APN: 1420-07-614-003

After Recording, Mail to:

Tracey Moran Rubenstein
3535 Smoketree Ave
Carson City, NV 89705

Mail Tax Statements to:

Same as above



SHAWNYNE GARREN, RECORDER

E04

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

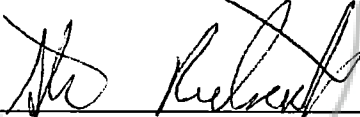
QUITCLAIM DEED

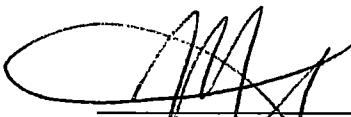
By this instrument dated September 11, 2024, for a valuable consideration, Steve Rubenstein and Kelsey C. Potts do hereby remise, release and forever quitclaim to Tracey Moran Rubenstein, a married woman as her sole and separate property, the following described Real Property in the unincorporated area of the County of Douglas, State of Nevada:

Lot 3 in Block C as set forth on the Final Map of Sunridge Heights II, Phase 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 30, 1993 in Book 693, Page 7078, Document No. 311338, Official Records.
APN 1420-07-614-003

Per NRS 111.312, this legal description was previously recorded as Document No. 2022-982-108 on March 7, 2022.

Witness my hands this 11th day of September, 2024.



Steve Rubenstein

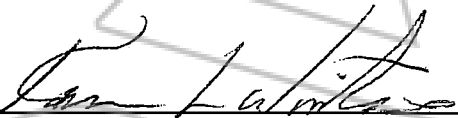

Kelsey C. Potts

ACKNOWLEDGMENT

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On September 11, 2024, personally appeared before me, Karen L. Winters, a Notary Public, Steve Rubenstein who acknowledged that he executed the above instrument.

(Seal)  KAREN L WINTERS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-31-28
Certificate No: 90-1742-5





NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On September 13, 2024, personally appeared before me, Karen L. Winters, a Notary Public, Kelsey C. Potts who acknowledged that he executed the above instrument.

(Seal)  KAREN L WINTERS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-31-28
Certificate No: 90-1742-5



NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-614-003
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>Doc # 982108</u>

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 of property from two joint tenants to the remaining joint tenant 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: [Signature] Capacity: Grantor

Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Steve Rubenstein & Kelsey C. Potts

Address: 3535 Smoketree Ave.

City/State/Zip: Carson City, NV 89705

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Tracey Moran Rubenstein

Address: 3535 Smoketree Ave.

City/State/Zip: Carson City, NV 89705

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