

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280075520

MAIL TAX STATEMENTS TO:

BRIAN A. TRAVER and PATRICIA OROPEZA-TRAVER
2538 RIDGECREST DR
CARSON CITY, NV 89706-4324

Tax ID No.: 002-641-02

QUIT CLAIM DEED

THIS DEED made and entered into on this 22 day of January, 20 20, by and between **PATRICIA OROPEZA-TRAVER A/K/A PATRICIA P. OROPEZA-TRAVER, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, a mailing address of 2538 RIDGECREST DR, CARSON CITY, NV 89706-4324, hereinafter referred to as Grantor(s) and **BRIAN A. TRAVER and PATRICIA OROPEZA-TRAVER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 2538 RIDGECREST DR, CARSON CITY, NV 89706-4324, 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, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in CARSON CITY County, NEVADA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2538 RIDGECREST DR, CARSON CITY, NV 89706

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: File Number 428412, Recorded: 11/20/2012

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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Patricia Oropeza-Traver A/K/A Patricia P. Oropeza-Traver
PATRICIA OROPEZA-TRAVER A/K/A PATRICIA P. OROPEZA-TRAVER

STATE OF *Nevada*
COUNTY OF *Carson City*

On *01/22/2020*, before me, the undersigned, a notary public in and for said State personally appeared **PATRICIA OROPEZA-TRAVER A/K/A PATRICIA P. OROPEZA-TRAVER** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

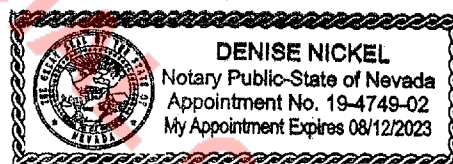
WITNESS my hand and official seal.

Denise Nickel Notary Public
NOTARY PUBLIC SIGNATURE

Denise Nickel

Printed Name of Notary Public

My commission expires: *08/12/2023*



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN CARSON CITY COUNTY, NEVADA STATE:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CARSON CITY, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 578, AS SHOWN ON THE FINAL MAP OF MOUNTAIN PARK SUBDIVISION UNIT 10, A PORTION OF NORTHRIDGE, FILED IN THE OFFICE OF THE CARSON CITY RECORDER, STATE OF NEVADA ON DECEMBER 10, 1998 IN BOOK 8 OF MAPS AT PAGE 2302 AS FILE NO. 227111, OFFICIAL RECORDS.

PARCEL ID NUMBER: 002-641-02

PROPERTY COMMONLY KNOWN AS: 2538 RIDGECREST DR, CARSON CITY, NV 89706

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a. 002-641-02
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: _____

3.a. Total Value/Sales Price of Property

\$ 0

b. Deed in Lieu of Foreclosure Only (value of property (_____)

c. Transfer Tax Value:

\$ 0

d. Real Property Transfer Tax Due

\$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5

b. Explain Reason for Exemption: Adding spouse

5. Partial Interest: Percentage being transferred: 100 %

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 Patricia Oropeza-Traver

Capacity: Grantor

Signature B. Traver

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Patricia Oropeza-Traver

Address: 2536 Ridgcrest DR.

City: Carson City

State: NV Zip: 89706

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Brian A. Traver - E - Patricia Oropeza-Traver

Address: 2536 Ridgcrest Drive

City: Carson City

State: NV Zip: 89706

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

Print Name: Radion Settlement Services Inc.

Escrow # 129007520

Address: 1000 GSK Drive Suite 210

City: Coraopolis

State: PA

Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED