

PARCEL IDENTIFICATION NUMBER: 01040413

Commitment Number: 29087915
Seller's Loan Number: 2300746476

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

SEND TAX STATEMENTS/BILLS TO:

Brittany Perwein
4254 Furgerson Ranch Rd., Carson City, NV 89701

QUITCLAIM DEED

Exempt: NRS 375.090(4): a transfer of title without consideration from one joint tenant/tenant in common to one or more remaining joint tenants/tenants in common

Brittany Perwein, single, and Ann L. Perwein, single, (granddaughter/grandmother), whose mailing address is **4254 Furgerson Ranch Rd., Carson City, NV 89701**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Brittany Perwein, single**, hereinafter grantee, whose tax mailing address is **4254 Furgerson Ranch Rd., Carson City, NV 89701**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property:

LOT 82, AS SHOWN ON PARCEL MAP FILED FOR EAGLE HIGHLANDS PHASE II, A PLANNED UNIT DEVELOPMENT, FILED JULY 29, 1986 IN BOOK 5 OF MAPS, PAGE 1290, OF OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS FILE NO. 47887

Assessor's Parcel No: 010,404,13

Property Address is: 4254 Furgerson Ranch Rd., Carson City, NV 89701

Prior instrument reference: 483823

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

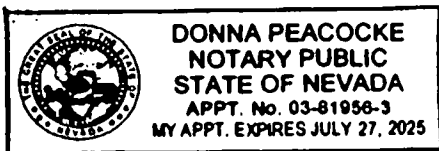
Executed by the undersigned on September 24, 2021 :

Brittany Perwein
Brittany Perwein

Ann L. Perwein
Ann L. Perwein

STATE OF Nevada
COUNTY OF Washoe

The foregoing instrument was acknowledged before me on September 24, 2021 by **Brittany Perwein** and **Ann L. Perwein** who are personally known to me or have produced Driver Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Donna Peacocke
Notary Public Donna Peacocke

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 01040413
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
i. ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 4
b. Explain Reason for Exemption: a transfer of title without consideration from one joint tenant/tenant in common to one or more remaining joint tenants/tenants in common

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 Ann L. Perwein Capacity: Grantor

Signature Brittany Perwein Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brittany Perwein and Ann L. Perwein
Address: 4254 Furgerson Ranch Rd., Carson City,
NV 89701
City: _____
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brittany Perwein
Address: 4254 Furgerson Ranch Rd.,
Carson City, NV 89701
City: _____
State: _____ Zip: _____

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

Print Name: _____
Address: _____
City: _____

Escrow # _____
State: _____ Zip: _____