

DOUGLAS COUNTY, NV

2014-853653

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

12/03/2014 12:38 PM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

APN: 1420-28-511-015

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

James L. Yarnell
2964 San Miguel Court
Minden, Nevada 89423

After Recording Mail To:

James and Kathleen Yarnell
2964 San Miguel Court
Minden, Nevada 89423

Send Subsequent Tax Bills To:

James and Kathleen Yarnell
2964 San Miguel Court
Minden, Nevada 89423

89574965 - 2717472

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **James L. Yarnell and Kathleen Yarnell, as Co-Trustees of the Yarnell Trust dated September 4, 2004**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **James L. Yarnell and Kathleen Yarnell, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, whose address is 2964 San Miguel Court, Minden, Nevada 89423,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

LOT 23, IN BLOCK B, AS SET FORTH ON THE OFFICIAL MAP OF MISSION HOT SPRINGS UNIT NO. 2, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON SEPTEMBER 14, 1988, IN BOOK 988, PAGE 1849, AS DOCUMENT NO. 186262 OFFICIAL RECORDS.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **October 1, 2013**, as Document No. **831493** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **2964 San Miguel Court, Minden, Nevada 89423**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 24 day of October, 2014.

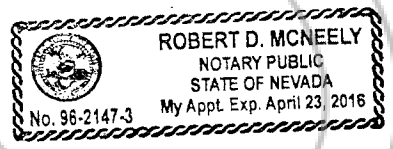
James L. Yarnell Co-Trustee Kathleen Yarnell Co-Trustee
James L. Yarnell, Co-Trustee Kathleen Yarnell, Co-Trustee

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss

This instrument was acknowledged before me, this 24 day of OCTOBER, 2014 by **James L. Yarnell, Co-Trustee and Kathleen Yarnell, Co-Trustee.**

NOTARY STAMP/SEAL

Robert D. McNeely
Notary Public Robert D. McNeely
NOTARY
Title and Rank
My Commission Expires: 4-23-16



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-28-511-015
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) ___ Vacant Land b) Single Fam. Res.
 c) ___ Condo/Townhouse d) ___ 2-4 Plex
 e) ___ Apt. Bldg f) ___ Comm'l/Ind'l
 g) ___ Agricultural h) ___ Mobile Home
 ___ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes:
PK - Saw Trust

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfers without consideration to or from a trust.

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: James L. Yarnell Trustee Capacity: GRANTOR

Signature: James L. Yarnell Trustee Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Yarnell Trust
 Address: 2964 San Miguel Court
 City: Minden
 State: Nevada Zip: 89423

Print Name: James L. Yarnell
 Address: 2964 San Miguel Court
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: Title Source, Inc.
 Address: 662 Woodward Avenue
 City, State, Zip: Detroit, Michigan 48226

Escrow #: 59574965

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)