

60149475-2953480

APN: 1419-27-510-008

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

Exempt: (7)

Recording Requested By:

Jeffrey Cummings
2913 Childs Canyon Drive
Genoa, Nevada 89411

After Recording Mail To:

Jeffrey and Tracey Cummings
2913 Childs Canyon Drive
Genoa, Nevada 89411

Send Subsequent Tax Bills To:

Jeffrey and Tracey Cummings
2913 Childs Canyon Drive
Genoa, Nevada 89411

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Jeffrey Cummings and Tracey Cummings, Trustees, or their successors in trust, under The Cummings Family 2007 Trust, dated September 21, 2007, and any amendments thereto,** FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Jeffrey Cummings and Tracey Cummings, husband and wife as joint tenants with right of survivorship and not as tenants in common,** whose address is 2913 Childs Canyon Drive, Genoa, Nevada 89411,

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **February 26, 2015**, as Document No. **2015-857463** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **2913 Childs Canyon Drive, Genoa, Nevada 89411**

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 April, 2015.

JS Trustee
Jeffrey Cummings, Trustee

Tracey Cummings Trustee
Tracey Cummings, Trustee

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss

This instrument was acknowledged before me, this 24 day of APRIL, 2015, by **Jeffrey Cummings, Trustee and Tracey Cummings, Trustee.**

NOTARY STAMP/SEAL

Robert D. McNeely
Notary Public

NOTARY
Title and Rank
My Commission Expires: 4-23-16

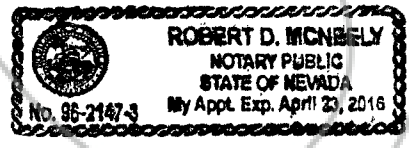




EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 1419-27-510-008

Land Situated in the County of Douglas in the State of NV

PARCEL I:

LOT 11, IN BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP A PLANNED DEVELOPMENT PD00-16 FOR MOUNTAIN MEADOW ESTATES, PHASE 1, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MARCH 6, 2002, IN BOOK 0302, AT PAGE 2214, AS DOCUMENT NO. 536360, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL II:

A STRIP OF LAND FOR PRIVATE ACCESS PURPOSES LOCATED WITHIN A PORTION OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF OPEN SPACE 'E' AS SHOWN ON THE FINAL SUBDIVISION MAP OF MOUNTAIN MEADOW ESTATES PHASE 1 RECORDED ON MARCH 6, 2002 N THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 536360, THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID OPEN SPACE 'E', SOUTH 59° 55' 13" EAST, 243.68 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID OPEN SPACE 'E', SOUTH 22° 05' 14" WEST, 72.14 FEET,

THENCE NORTH 70° 08' 42" WEST, 38.91 FEET;
THENCE NORTH 52° 38' 16" WEST, 69.35 FEET;
THENCE NORTH 54° 36' 11" WEST, 44.19 FEET;
THENCE NORTH 37° 49' 26" WEST, 50.97 FEET;
THENCE NORTH 44° 50' 29" WEST, 52.63 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID OPEN SPACE 'E', NORTH 22° 05' 14" EAST, 32.92 FEET TO THE POINT OF BEGINNING.

Commonly known as: 2913 Childs Canyon Dr , Genoa, NV 89411

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-27-510-008
 b) _____
 c) _____
 d) _____

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

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: _____

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section Z
 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: J S Trustee Capacity: Grantor

Signature: Jeffrey Cummings, Trustee Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **The Cummings Family 2007 Trust**
 Address: **2913 Childs Canyon Drive**
 City: **Genoa**
 State: **Nevada** Zip: **89411**

Print Name: **Jeffrey Cummings**
 Address: **2913 Childs Canyon Drive**
 City: **Genoa**
 State: **Nevada** Zip: **89411**

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

Print Name: Title Source Inc Escrow #: 60149475
 Address: 662 Woodward Avenue
 City, State, Zip: Detroit, Michigan 48226

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