

DOUGLAS COUNTY, NV

2015-863225

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

06/04/2015 10:21 AM

UDEED, LLC

KAREN ELLISON, RECORDER

E07

APN: 1318-23-810-102

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

Exempt: (7)

Recording Requested By:

uDeed, LLC

9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Mail To:

uDeed, LLC - 77992

9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Send Subsequent Tax Bills To:

Dale Gordon Price, Trustee, et al
28771 Placida Avenue
Laguna Niguel, CA 92677

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Dale Price and Donna Wardlow, husband and wife as joint tenants**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Dale Gordon Price and Donna June Wardlow, Trustees of the Price/Wardlow Trust dated December 16, 2014**, whose address is 28771 Placida Avenue, Laguna Niguel, California 92677,

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 **Grant, Bargain, Sale Deed**, recorded on **June 10, 2013**, as Book **613**, Page **2257**, Document No. **825102** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **179 Juniper Drive, Stateline, Nevada 89449**

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 26TH day of May, 2015

Dale Price
Dale Price

Donna Wardlow
Donna Wardlow

STATE OF California)
COUNTY OF Orange) ss

This instrument was acknowledged before me, this 26th day of May, 2015, by **Dale Price and Donna Wardlow**.

NOTARY STAMP/SEAL

Kristin MacDonald
Notary Public
Kristin MacDonald, Notary Public
Title and Rank
My Commission Expires: 12-25-2016



EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 13, BLOCK F, AS SHOWN ON THE OFFICIAL MAP OF KINGSBURY MEADOWS SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 5, 1955, IN BOOK 1 OF MAPS AS DOCUMENT NO. 10542.

PARCEL 2:

TOGETHER WITH DRIVEWAY EASEMENT AS SET FORTH IN DOCUMENT RECORDED MAY 7, 1993 IN BOOK 593, AT PAGE 1271, AS DOCUMENT NO. 306586 AND BEING FURTHER DESCRIBED AS FOLLOWS:

A PORTION OF LOT 14, BLOCK F, KINGSBURY MEADOWS SUBDIVISION, APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, ON THE 5TH DAY OF JULY 1955, FILE NO. 10542, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST RIGHT-OF-WAY OF JUNIPER DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS 13 AND 14, BLOCK F, SAID KINGSBURY MEADOWS SUBDIVISION;

THENCE SOUTH 89°12'12" EAST, ALONG THE COMMON LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 26.26 FEET TO A POINT ON THE NORTHERLY LINE OF AN EXISTING ASPHALT DRIVE, THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID DRIVEWAY THE FOLLOWING THREE COURSES:

THENCE NORTH 70°14'39" EAST, A DISTANCE OF 22.74 FEET;

THENCE SOUTH 77°55'26" EAST, A DISTANCE OF 24.04 FEET;

THENCE SOUTH 02°24'24" EAST, A DISTANCE OF 3.29 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 13 AND 14;

THENCE NORTH 89°12'12" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 45.05 FEET TO THE TRUE POINT OF BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-810-102
 b) _____
 c) _____
 d) _____

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

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

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: Transfer without consideration to a trust

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: [Signature] Capacity: _____ Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Dale Price**
 Address: **28771 Placida Avenue**
 City: **Laguna Niguel**
 State: **California** Zip: **92677**

Print Name: **Price/Wardlow Trust**
 Address: **28771 Placida Avenue**
 City: **Laguna Niguel**
 State: **California** Zip: **92677**

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

Print Name: uDeed, LLC
 Address: 9041 S. Pecos Rd., Suite 3900
 City, State, Zip: Henderson, NV 89074

Escrow #: _____

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