

DOUGLAS COUNTY, NV

2015-869998

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

09/23/2015 08:34 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

APN: 131918311010

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

Exempt: (7)

Recording Requested By:

Phillip J. Ward, Jr.

412 Kimberly Brooke Lane

Stateline, NV 89449

After Recording Mail To:

Phillip and Jeanne Ward

412 Kimberly Brooke Lane

Stateline, NV 89449

Send Subsequent Tax Bills To:

Phillip and Jeanne Ward

412 Kimberly Brooke Lane

Stateline, NV 89449

60653280-
3131570

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Phillip J. Ward, Jr. and Jeanne D. Ward, husband and wife, as joint tenants with right of survivorship, and not as tenants in common**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Phillip J. Ward, Jr. and Jeanne D. Ward, Trustees or successor Trustee(s) of the Ward Family Trust Dated July 28, 2008**, whose address is 412 Kimberly Brooke Lane, Stateline, Nevada 89449,

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.

MORE commonly known as: **412 Kimberly Brooke Lane, 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 12th day of Sept, 2015.

Phillip J. Ward Jr.
Phillip J. Ward, Jr.

Jeanne D. Ward
Jeanne D. Ward

STATE OF NEVADA)

ss

COUNTY OF Douglas)

This instrument was acknowledged before me, this 12th day of Sept, 2015, by **Phillip J. Ward, Jr. and Jeanne D. Ward.**

NOTARY STAMP/SEAL

James D. Pike
Notary Public James D. Pike
Notary Public
Title and Rank
My Commission Expires: Oct 01 2016

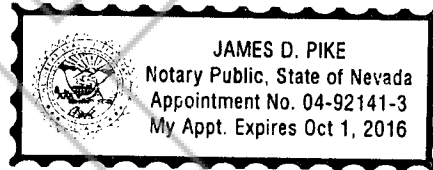




EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 131918311010

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

Lot 11, KINGSBURY VILLAGE, UNIT NO. 4, as shown on the official map recorded in the Office of the County Recorder on December 9, 1963, in Book 1 of Maps, as Document No. 23987.

The property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 412 Kimberly Brooke Ln , Stateline, NV 89449

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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

1. Assessor Parcel Number(s)
 a) 131918311010
 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: _____

3. Total Value /Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 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 to or from a trust for no consideration.

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: Phillip J. Ward Jr. Capacity: Buyer
 Signature: Leanne D. Ward Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Phillip J. Ward, Jr.**
 Address: **412 Kimberly Brooke Lane**
 City: **Stateline**
 State: **Nevada** Zip: **89449**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Ward Family Trust**
 Address: **412 Kimberly Brooke Lane**
 City: **Stateline**
 State: **Nevada** Zip: **89449**

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

Print Name: **Title Source, Inc.** Escrow #: **60653280**
 Address: **622 Woodward Avenue**
 City, State, Zip: **Detroit, Michigan 48226**

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