

DOUGLAS COUNTY, NV

2015-873306

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

11/30/2015 08:46 AM

WFG LENDER SERVICES

KAREN ELLISON, RECORDER

E07

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 1220 - 21 - 710 - 136

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

QUIT CLAIM DEED

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

VISIONET SYSTEMS

RETURN TO: Name VISIONET SYSTEMS

Address 183 INDUSTRY DRIVE

City/State/Zip PITTSBURGH PA 15275

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name FIRST CHOICE LOAN SERVICES

Address ONE TOWN CENTER FLOOR 18

City/State/Zip EAST BRUNSWICK, NJ 08816

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\FORMS & Notices\Cover Page Template Feb2014

PARCEL IDENTIFICATION NUMBER: 1220-21-710-136

Commitment Number: 553496

After Recording Return To:

ROGER ALAN HARDY, TRUSTEE OF THE HARDY FAMILY TRUST DATED MAY 19, 1997 and JANET LEE HARDY, TRUSTEE OF THE HARDY FAMILY TRUST DATED MAY 19, 1997
651 Leonard Court, Gardnerville, Nevada 89460

SEND TAX STATEMENTS/BILLS TO:

ROGER ALAN HARDY, TRUSTEE OF THE HARDY FAMILY TRUST DATED MAY 19, 1997 and JANET LEE HARDY, TRUSTEE OF THE HARDY FAMILY TRUST DATED MAY 19, 1997

651 Leonard Court, Gardnerville, Nevada 89460

Exempt from real estate transfer tax. NRS 375.090 (7)

QUITCLAIM DEED

ALAN HARDY and JANET LEE HARDY, Husband and Wife as Joint Tenants, hereinafter grantors, whose tax-mailing address is 651 Leonard Court, Gardnerville, Nevada 89460, for \$0.00 (Zero Dollars and no cents) in consideration paid, grant and quitclaim to ROGER ALAN HARDY and JANET LEE HARDY, TRUSTEES OF THE HARDY FAMILY TRUST DATED MAY 19, 1997, hereinafter grantees, whose tax mailing address is 651 Leonard Court, Gardnerville, Nevada 89460, the following real property:

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: LOT 473, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 27, 1974, DOCUMENT NO. 72456.

P.I.D#: 1220-21-710-136

Property Address is: 651 Leonard Court, Gardnerville, Nevada 89460

Prior instrument reference: _____

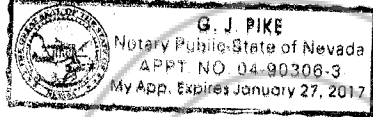
Executed by the undersigned on July 31, 2015:

Alan Hardy
ALAN HARDY

Janet Lee Hardy
JANET LEE HARDY

STATE OF NV
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on July 31, 2015 by **ALAN HARDY** and **JANET LEE HARDY** who are personally known to me or have produced NV DL 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.



G. J. Pike
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-710-136
 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: <u>Verified Trust - JS</u>	

3. a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) (0)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration into 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: GRANTOR
 Signature [Signature] Capacity: Grantor

SELLER (GRANTOR) INFORMATION

Roger (REQUIRED)
 Print Name: ALAN HARDY and JANET LEE HARDY

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: ROGER ALAN HARDY, TRUSTEE OF THE HARDY FAMILY TRUST DATED MAY 19, 1997 and JANET LEE HARDY, TRUSTEE OF THE HARDY FAMILY TRUST DATED MAY 19, 1997

Address: 651 Leonard Court, Gardnerville, Nevada 89460
 City: _____
 State: _____ Zip: _____

Address: 651 Leonard Court, Gardnerville, Nevada 89460
 City: _____
 State: _____ Zip: _____

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

Print Name: WFG Lender Services
 Address: 2425 Townsgate Rd. STE 101 Westlake Village, CA 91361

Escrow # _____