

DOUGLAS COUNTY, NV

2016-877485

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

03/01/2016 08:31 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

APN: 1420-35-410-018

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

Exempt: (7)

Recording Requested By:

Richard J. McGuffin, Jr.
2615 Terra Court
Minden, NV 89423

After Recording Mail To:

Richard and Sheryl McGuffin
2615 Terra Court
Minden, NV 89423

Send Subsequent Tax Bills To:

Richard and Sheryl McGuffin
2615 Terra Court
Minden, NV 89423

QUITCLAIM DEED

TITLE OF DOCUMENT

③61355517-3351393

THIS INDENTURE WITNESSETH THAT, **Richard J. McGuffin, Jr. and Sheryl M. McGuffin, 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 **Richard J. McGuffin, Jr. and Sheryl M. McGuffin, Trustees of the McGuffin Trust dated June 30, 2002**, whose address is 2615 Terra Court, Minden, Nevada 89423,

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: **2615 Terra 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 FEBRUARY, 2016.

Richard J. McGuffin

~~Richard J. McGuffin, Jr.~~
Richard J. McGuffin, Jr.

Sheryl M. McGuffin
Sheryl M. McGuffin

STATE OF Nevada)

COUNTY OF Douglas) ss

This instrument was acknowledged before me, this 24th day of February, 2016, by **Richard J. McGuffin, Jr. and Sheryl M. McGuffin.**

NOTARY STAMP/SEAL

Shari L. Hall

Notary Public

Signing Agent

Title and Rank

My Commission Expires: 07-06-2019



EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 42 IN BLOCK D AS SET FORTH ON THE FINAL SUBDIVISION MAP FSM #94-04-01 FOR SKYLINE RANCH PHASE 1 FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 11, 2001 IN BOOK 0501, PAGE 3298 AS DOCUMENT NO. 514006, OFFICIAL RECORDS.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on 02/29/2016, as Book N/A, Page N/A, Document No. 2016-877387 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-35-410-018
 b) _____
 c) _____
 d) _____

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

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) ()
 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: Richard J. McGuffin, Jr. Capacity: BORROWER

Signature: Shirley M. McGuffin Capacity: Borrower

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Richard J. McGuffin, Jr.**
 Address: **2615 Terra Court**
 City: **Minden**
 State: **Nevada** Zip: **89423**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **McGuffin Trust**
 Address: **2615 Terra Court**
 City: **Minden**
 State: **Nevada** Zip: **89423**

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

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

Escrow #: **61355517**

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