

DOUGLAS COUNTY, NV

2016-882685

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

06/16/2016 11:02 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

APN: 1420-28-311-059

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

Exempt: (7)

Recording Requested By:

Wayne Manning
2832 La Cresta Circle
Minden, Nevada 89423

After Recording Mail To:

Wayne and Judy Manning
2832 La Cresta Circle
Minden, Nevada 89423

Send Subsequent Tax Bills To:

Wayne and Judy Manning
2832 La Cresta Circle
Minden, Nevada 89423

61753724-
3501634

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, ³Wayne Manning and Judy Manning, 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 Wayne Manning and Judy Manning, Trustees or their successors in Trust Under The Manning Living Trust, Dated November 22, 2004, whose address is 2832 La Cresta Circle, 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: **2832 La Cresta Circle, 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 4 day of JUNE, 20 16.

Wayne Manning
Wayne Manning

Judy Manning
Judy Manning

STATE OF NEVADA)
COUNTY OF DOUGLAS) SS

This instrument was acknowledged before me, this 4th day of JUNE, 20 16, by **Wayne Manning and Judy Manning.**

NOTARY STAMP/SEAL

M. Ladnier
Notary Public M. Ladnier
NOTARY PUBLIC
Title and Rank
My Commission Expires: 02/18/2020

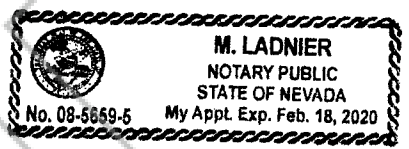


EXHIBIT "A"
LEGAL DESCRIPTION

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

LOT 127, BLOCK G, AS SHOWN ON THE FINAL MAP #PD99-02-05 FOR SARATOGA SPRINGS ESTATES UNIT 5, A PLANNED DEVELOPMENT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 4, 2001, IN BOOK 0501, AT PAGE 1402, AS DOCUMENT NO. 513570, AND FURTHER CERTIFICATE OF AMENDMENT RECORDED JULY 17, 2001 AS DOCUMENT NO. 518483.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on 06/09/2016, as Book n/a, Page n/a, Document No. 2016-882087 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-28-311-059
 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: PUD

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

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: Transfer 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: Wayne Manning Capacity: GRANTOR
 Signature: Judy Manning, Trustee Capacity: GRANTEE
Judy Manning, Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Wayne Manning
 Address: 2832 La Cresta Circle
 City: Minden
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Manning Living Trust
 Address: 2832 La Cresta Circle
 City: Minden
 State: Nevada Zip: 89423

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

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

Escrow #: 61793724

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