

DOUGLAS COUNTY, NV

2016-887499

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

09/13/2016 01:58 PM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

**APN:** 1320-29-111-001

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

Exempt: (7)

**Recording Requested By:**

Sharon J. Tuttle  
1181 White Oak Loop  
Minden, NV 89423

**After Recording Mail To:**

Sharon J. Tuttle  
1181 White Oak Loop  
Minden, NV 89423

**Send Subsequent Tax Bills To:**

Sharon J. Tuttle  
1181 White Oak Loop  
Minden, NV 89423

③

62106228-3621224

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Sharon J. Tuttle, an unmarried woman**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Sharon J. Tuttle, as Trustee of the Tuttle Family Trust, dated September 12, 2000**, whose address is 1181 White Oak Loop, 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: **1181 White Oak Loop, 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.

(Attached to and becoming a part of Quitclaim Deed dated August 22, 2016, between Sharon J. Tuttle, an unmarried woman, as Seller(s) and Sharon J. Tuttle, as Trustee of the Tuttle Family Trust, dated September 12, 2000, as Purchaser(s).)

WITNESS my/our hands, this 22 day of August, 2016.

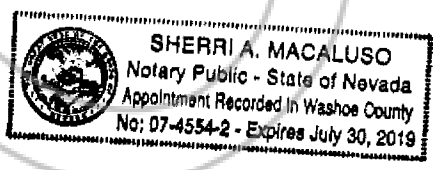
Sharon J. Tuttle  
Sharon J. Tuttle

STATE OF Nevada )  
COUNTY OF Douglas ) ss

This instrument was acknowledged before me, this 22 day of August, 2016, by **Sharon J. Tuttle**.

NOTARY STAMP/SEAL

Sherri A. Macaluso  
Notary Public  
Notary Public  
Title and Rank  
My Commission Expires: 07/30/2019



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

UNIT 338 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 9, 1997 IN BOOK 697 AT PAGE 1495 AS DOCUMENT NO. 414454, OFFICIAL RECORDS, BEING A BOUNDARY LINE ADJUSTMENT OF THE FINAL MAP NO. 1008-7A FOR WINHAVEN, UNIT NO. 7, PHASE "A", A PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON NOVEMBER 17, 1995 IN BOOK 1195, PAGE 2675 AS DOCUMENT NO. 374950, OFFICIAL RECORDS.

ALSO A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 9/28/1990 IN BOOK 990, PAGE 4348 AS DOCUMENT NO. 235644, OFFICIAL RECORDS.

Per NRS 111.312 - The Legal Description appeared previously in **Quitclaim Deed**, recorded on 08/31/2016, as Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. 2016-886923 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

1. Assessor Parcel Number(s)  
 a) 1320-29-111-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

Enter Text Here  
 TRUST VERIFIED GB

TRUST VERIFIED GB

2. Type of Property:  
 a) \_\_\_ Vacant Land                      b) XX 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 without consideration to 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: Sharon J Tuttle Capacity: \_\_\_\_\_  
 Signature: Sharon J Tuttle Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: **Sharon J. Tuttle**  
 Address: **1181 White Oak Loop**  
 City: **Minden**  
 State: **Nevada**                      Zip: **89423**

Print Name: **Tuttle Family Trust**  
 Address: **1181 White Oak Loop**  
 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, MI 48226

Escrow #: 62106228

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