15'

DOUGLAS COUNTY, NV

Rec:\$15.00 Total:\$15.00

09/23/2016 03:20 PM

2016-888075

HERITAGE LAW GROUP

Pqs=3

**APN:** 1420-32-001-013

When Recorded, Please Return To: Heritage Law Group, P.C.

1625 Highway 88, Suite 304 Minden, Nevada 89423

Mail Future Tax Statements To: Ms. Bonnie Richardson

2745 Billy's Rd. Minden, NV 89423



KAREN ELLISON, RECORDER

E07

#### **QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BONNIE L. RICHARDSON**, a single woman, does hereby remise, release, and forever quitclaim and transfer all interest in 2745 Billy's Road, Gardnerville, NV, APN 1420-32-001-013, to **Bonnie Lee Richardson**, **Trustee of the** *Richardson Living Trust dated June 22, 2016*, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as:

### See "Exhibit A"

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed No. 853228 recorded on November 21, 2014.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Date: September 22, 2016

EDMULT Kalandson

BONNIE L. RICHARDSON

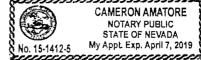
State of Nevada

ss.

County of Douglas

This instrument was acknowledged before me on September 22, 2016, by BONNIE L. RICHARDSON.

Notary Public



# "Exhibit A"

### PARCEL I:

SITUATE IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2-A, AS SET FORTH ON PARCEL MAP 2 FOR TOMERLIN, CARLSON AND ADAMS, FILED FOR RECORD ON JULY 16, 1985, IN BOOK 785, PAGE 1260, DOCUMENT NO. 120188, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

## PARCEL II:

AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE MOST WESTERLY 50 FEET OF PARCELS 2-B AND 2-D OF SAID MAP.



State of Nevada	
Declaration of Value	FOR RECORDER'S OPTIONAL USE ONLY
1 Appendix Parcel Number(e)	Document/Instrument #
<ol> <li>Assessor Parcel Number(s)</li> <li>a) 1420-32-001-013</li> </ol>	Book: Page:
b)	Date of Recording:
c) d)	Notes: Teuch OK- A
2 Type of Property:	~ 11
c) Condo/Twnhse d) 2-4 e) Apt. Bldg. f) Co	ngle Fam. Res. I Plex mm'l/Ind'l obile Home
3. Total Value/Sales Price of Property:	\$
Deed in Lieu of Foreclosure Only (value of p	roperty) \$
Transfer Tax Value:	\$
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 to Trust without consideration	
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 therein. Furthermore, the 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: Capacity: Grantor	
Signature. Moveces Vices	Capacity. Giantor
SELLER (GRANTOR) INFORMATION - REQUIRED Name: Bonnie L. Richardson	BUYER (GRANTEE) INFORMATION - REQUIRED  Name: Bonnie Lee Richardson, Trustee of the  Richardson Living Trust dated June 22, 2016
Address: <u>2745 Billy's Rd.</u> City, State, ZIP: Minden, NV 89423	Address 9745 Dillida Dd
City, State, ZIP: Minden, NV 89423	Address: 2745 Billy's Rd. City, State, ZIP: Minden, NV 89423
/ /	· · · · · · · · · · · · · · · · · · ·
COMPANY/PERSON REQUESTING RECORDING Print Name: Heritage Law Group, P.C.	NG (REQUIRED IF NOT THE SELLER OR BUYER)  Escrow #
Address: 1625 Highway 88, Suite 304	ESCIOW #
City, State, ZIP: Minden, NV 89423	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)