

DOUGLAS COUNTY, NV

2016-889390

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

10/20/2016 08:14 AM

SERVICELINK EAST

KAREN ELLISON, RECORDER

E05

APN# 1420-07-112-013

Recording requested by and Return to:

Name _ServiceLink

Address 400 Corporation Dr.

City/State/Zip _Aliquippa, PA 15001

Real Property Transfer Tax

\$ _____

Quitclaim Deed

COOPER

When Recorded mail to:

James Mackay Jackson & Andrea Jackson
894 Valley Crest Dr.
Carson City, NV 89705

Mail Tax Statements to:

James Mackay Jackson & Andrea Jackson
894 Valley Crest Dr.
Carson City, NV 89705

Title Order No. 21202477

Exempt per NRS § 375.090 (5)

Parcel # 1420-07-112-013

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLAR (\$1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, James Mackay Jackson, a married man (who acquired title as a single man), herein joined by his spouse, Andrea Jackson, hereinafter referred to as "Grantor(s)", do hereby remise, release, and quitclaim unto, James Mackay Jackson and Andrea Jackson, husband and wife, as Joint Tenants with Right of Survivorship, hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

Lot K13 in Block K as shown on the Final Map #1007-3 of Valley View Estates, Phase 2 recorded in the office of the Douglas County Recorder, State of Nevada, on August 29, 1997, in Book 897, at Page 6072, as Document No.420670, Official Records.

Assessor's Parcel # 1420-07-112-013

Prior instrument references: Book 1113, Page 4603, and Instrument # 834285, Official Records of the Recorder of Douglas County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property.

SUBJECT to all easements, servitudes, covenants, conditions, restrictions, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantees forever.

Taxes for tax year _____ shall be prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or paid by Grantees, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor.

WITNESS Grantor(s) hand(s) this the 19th day of August, 2016.

Signed, Sealed and Delivered in the presence of *these Witnesses*:

Sign: [Signature]
James Mackay Jackson

Sign: [Signature]
Andrea Jackson

STATE OF CA
COUNTY OF San Diego

The foregoing instrument was acknowledged before me this 19th day of Aug., 2016, by James Mackay Jackson and Andrea Jackson.

Notary Public
Printed Name: [Signature]
Anthony Valerio

My Commission Expires:
12-4-19



Grantor(s) Name & Address:
James Mackay Jackson & Andrea Jackson
894 Valley Crest Dr.
Carson City, NV 89705

Grantee(s) Name & Address:
James Mackay Jackson & Andrea Jackson
894 Valley Crest Dr.
Carson City, NV 89705

SEND TAX STATEMENTS TO GRANTEE

**State of Nevada
Declaration of Value**

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

1. Assessor Parcel Number(s)
 a) 1420-07-112-013 _____
 b) _____
 c) _____
 d) _____
2. Type of Property:
 a) Vacant Land 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 _____

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: (5)
 b. Explain Reason for Exemption: Transfer between spouses, without 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 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 Husband
 Signature Andrea Joyce Jackson Capacity Wife

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James Mackay Jackson, a married man (who acquired title as a single man), herein joined by his spouse, Andrea Jackson
 Address: 894 Valley Crest Dr.
 City: Carson City
 State: NV Zip 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James Mackay Jackson and Andrea Jackson, husband and wife, as Joint Tenants with Right of Survivorship
 Address: 894 Valley Crest Dr.
 City: Carson City
 State: NV Zip 89705

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Melissa Short/Servicelink Escrow # 21202477
 Address: 400 Corporation Drive
 City: Aliquippa State PA Zip 15001

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)