

DOUGLAS COUNTY, NV

2016-892466

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

12/22/2016 12:53 PM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

APN: 1418-34-211-039

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

Exempt: (7)

Recording Requested By:

Robert W. Hudson
208 Cedar Ridge Drive
Glenbrook, NV 89413

After Recording Mail To:

Robert and Jo Hudson
208 Cedar Ridge Drive
Glenbrook, NV 89413

Send Subsequent Tax Bills To:

Robert and Jo Hudson
208 Cedar Ridge Drive
Glenbrook, NV 89413

62564538
3813503

③

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Robert W. Hudson and Jo Anne Hudson, husband and wife, each as to a 50% interest, 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 **Robert W. Hudson and Jo Anne Hudson, Trustees of The Hudson Family Trust dated March 20, 2006**, whose address is 208 Cedar Ridge Drive, Glenbrook, Nevada 89413,

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: **208 Cedar Ridge Drive, Glenbrook, Nevada 89413**

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 _____, between Robert W. Hudson and Jo Anne Hudson, husband and wife, each as to a 50% interest, as tenants in common, as Seller(s) and Robert W. Hudson and Jo Anne Hudson, Trustees of The Hudson Family Trust dated March 20, 2006, as Purchaser(s).)

WITNESS my/our hands, this 6 day of DECEMBER, 2016.

Robert W. Hudson
Robert W. Hudson

Jo Anne Hudson
Jo Anne Hudson

STATE OF Nevada)
COUNTY OF Douglas)

ss

This instrument was acknowledged before me, this 6th day of December, 2016, by **Robert W. Hudson and Jo Anne Hudson.**

NOTARY STAMP/SEAL

Shari L. Hall
Notary Public
Notary Public
Title and Rank
My Commission Expires: 7-6-19
Shari L. Hall



EXHIBIT "A"
LEGAL DESCRIPTION

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

LOT 64, AS SHOWN ON THE MAP OF LAKERIDGE ESTATES NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 13, 1957, AS DOCUMENT NO. 12301, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on 12/16/2016, as Book NA, Page NA, Document No. 2016-892193 in Douglas County Records, Douglas County, Nevada.



Prepared by:
Title Source
662 Woodward Avenue
Detroit, MI 48226

CERTIFICATION OF TRUST

I/We **Robert W. Hudson and Jo Anne Hudson**, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **The Hudson Family Trust** is currently in existence and was created on **March 20, 2006**.
2. The trust was established by: **Robert W. Hudson and Jo Anne Hudson**
3. The current trustee(s) of the trust is/are: **Robert W. Hudson and Jo Anne Hudson**
4. The power(s) granted to the trustee(s) include:
 - The power to sell, convey and exchange the real property which is the subject of this transaction. **Yes** ___ No
 - The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. **Yes** ___ No.
5. The trust is **Revocable** and is revocable by the following party(ies):
Robert W. Hudson and Jo Anne Hudson
6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction:
Robert W. Hudson and Jo Anne Hudson
7. The trust identification number is as follows (Last Four Digits of SS#, etc.) _____
8. Title to trust assets shall be taken in the following fashion: **Quitclaim Deed**

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-34-211-039
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Trust OK BC (recorded as part
of this document.)

2. Type of Property:
 a) ___ Vacant Land b) X 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) (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: 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: Robert W. Hudson Capacity: Trustee

Signature: Anne Hudson Capacity: Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Robert W. Hudson**
 Address: **208 Cedar Ridge Drive**
 City: **Glenbrook**
 State: **Nevada** Zip: **89413**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **The Hudson Family Trust**
 Address: **208 Cedar Ridge Drive**
 City: **Glenbrook**
 State: **Nevada** Zip: **89413**

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 #: **62564538**

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