

APN 1420-28-210-003



When Recorded, Please Return To:
Heritage Law Group, P.C.
1625 Highway 88, Suite 304
Minden, Nevada 89423

KAREN ELLISON, RECORDER

E07

Mail Future Tax Statements To:
Ronald and Annette Baird, Trustees
2941 Hot Springs Road
Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ronald E. Baird and Annette C. Baird, husband and wife as joint tenants, do hereby remise, release, and forever quitclaim and transfer all interest in 2941 Hot Springs Road, Minden, Nevada, APN 1420-28-210-003, to Ronald Edward Baird and Annette Colleen Baird, Trustees of *The RAB Trust*, dated *March 6, 2017*, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as:

Lot 9, of Saratoga Springs Estates, Unit #2, filed in the Office of the Douglas County Recorder on May 23, 1994, in Book 594, Page 3894, as Document #338088 and amended by document recorded July 8, 1994, in Book 794, Page 1165, as Document #341498, Official Records.

Pursuant to NRS 111.312, the above legal description previously appeared in Corporation Grant Deed recorded on November 24, 1997, as Document Number 0427050.

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: March 6, 2017

Ronald E. Baird

Annette C. Baird

State of Nevada)
) ss.
County of Douglas)

This instrument was acknowledged before me on March 6, 2017, by Ronald E. Baird and Annette C. Baird.

Notary Public



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<i>Trust OK - JH</i>

1. Assessor Parcel Number(s)
a) 1420-28-210-003
b) _____
c) _____
d) _____

- 2 Type of Property:
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

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: *Ronald E Baird* Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Ronald E. Baird and Annette C. Baird
Address: 2941 Hot Springs Road
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Ronald Edward Baird and Annette Colleen Baird, Trustees of The RAB Trust dated 3/6/17
Address: 2941 Hot Springs Road
City, State, ZIP: Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Heritage Law Group, P.C. **Escrow #** _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)