

15

QUIT CLAIM DEED



KAREN ELLISON, RECORDER

E07

TAX PARCEL

APN# 1420-35-411-011

FILED FOR RECORD AT REQUEST OF:

JAMES WILSON McCLENAGHAN and
SALLY KAVANAUGH ERWIN McCLENAGHAN

WHEN RECORDED RETURN TO:

Sally McClenaghan
1682 Chiquita Circle
Minden, Nevada, 89423

THIS SPACE PROVIDED FOR RECORDER'S USE

Quitclaim Deed

For and in consideration of \$0.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James Wilson McClenaghan Jr. and Sally Kavanaugh Erwin McClenaghan as trustees of McClenaghan Family Trust, dated November 10, 1997, (the "Grantor"), conveys, as well as quitclaim, unto James W. McClenaghan, married, of 1682 Chiquita Circle Minden, NV 89423, Sally A. McClenaghan, married, of 1682 Chiquita Circle Minden, NV 89423, (collectively the "Grantee"), the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

The land referred to in this Commitment is situate in the State of Nevada, County of Douglas describes as follows: Lot 87, in Block A, as set forth on the Final Subdivision Map FSM #94-04-02 for SKYLINE RANCH PHASE 2, filed for record with the Douglas County Recorder on June 18, 2003, in Book 0603, of Official Records. Page 9143, as Document No. 0580415. APN #1420-35-411-011.

Being all or part of the same property described in the County Register's Deed Book

0603 Page 914.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED: April 26, 2017

In the Presence of:

Shirley Griffin
Signature

SHIRLEY GRIFFIN
Name

James Wilson McClenaghan
James Wilson McClenaghan Jr.
as Trustee

Sally Kavanaugh Erwin McClenaghan
Sally Kavanaugh Erwin McClenaghan
as Trustee

Grantor Acknowledgement

STATE OF NEVADA

COUNTY OF Douglas

On this day personally appeared before me James McClenaghan Jr and Sally McClenaghan on behalf of and with the authority of McClenaghan Family Trust, a Nevada corporation, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Quitclaim Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

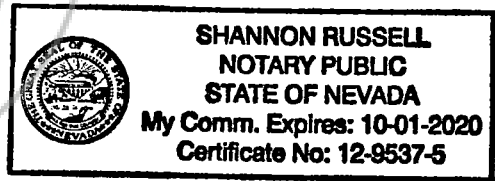
GIVEN under my hand and official seal this 26 day of April, 2017.

Shannon Russell
Notary Public in and for the State of Nevada

County of Douglas

Residing at Gardnerville, NV

My Commission Expires 10/01/2020



Send Subsequent Tax Bills to:
MCCLLENAGHAN, JAMES & SALLY,
1682 CHIQUITA CI
MINDEN, NV 89423

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-35-41-011
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK BC</u>	

3. Total Value/Sales Price of Property 0 \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: 0 \$ _____
 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: coming out of Trust without consideration

5. Partial Interest: Percentage being transferred: 0 %

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 James W. McClenaghan Capacity owner
 Signature Sally A. McClenaghan Capacity owner

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: McClenaghan Family
 Address: 1682 Chiquita Trust
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION - (REQUIRED)
 Print Name: James W. McClenaghan
 Address: 1682 Chiquita CR.
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____