



KAREN ELLISON, RECORDER

E07

APN: 1320-30-111-004

WHEN RECORDED MAIL TO:

Rowe & Hales, LLP
James R. Hales, Esq.
P.O. Box 2080
Minden, NV 89423

MAIL TAX NOTICES TO:

Ross A. Sidebottom
816 Mahogany Drive
Minden, NV 89423

Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ross A. Sidebottom, a single man, does hereby QUITCLAIM to Ross Alexander Sidebottom and Peter Joseph Sidebottom, Trustees, or any successors in trust under the Ross Alexander Sidebottom Family Living Trust dated August 25, 2017 and any amendments thereto, whose address is 816 Mahogany Drive, Minden, Nevada, all right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

Unit 30, in Block B, as shown on the final map of WESTWOOD PARK UNIT NO. IV., PHASE A, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 4, 1993 in Book 393, Page 797, as Document No. 301078.

APN 1320-30-111-004

Together with an undivided 1/9th interest in and to the Common Area lying within the interior lines as set forth on map of WESTWOOD PARTK UNIT NO. IV., PHASE A, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 4, 1993 in Book 393, Page 797, as Document No. 301078.

TOGETHER with all tenements, hereditaments and appurtenances, including easements

and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

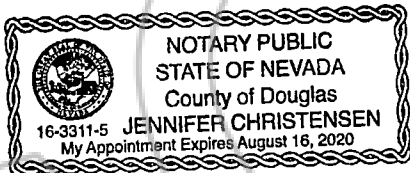
Pursuant NRS 111.312, this legal description was previously recorded at Document No. 0735346 on 1/5/2009, Book No. 0109, Page No. 0367.

DATED this 25th day of August, 2017.

Ross A. Sidebottom
Ross A. Sidebottom

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 25th day of August, 2017 by Ross A. Sidebottom.



Jennifer Christensen
NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1320-30-111-004
 - 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 Verified</u>	

- 3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 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: Transfer of title to a trust without consideration.
A certificate of trust is attached.

5. Partial Interest: Percentage being transferred: 100.0%

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 [Signature] Capacity _____ Agent _____

Signature [Signature] Capacity _____ Agent _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Ross A. Sidebottom
 Address: 816 Mahogany Drive
 City: Minden
 State: NV Zip: 89423

Print Name: Ross Alexander Sidebottom and Peter Joseph Sidebottom
 Address: 816 Mahogany Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: James Hales, Esq. Escrow # _____

Address: 1638 Esmeralda Avenue

City: Minden State: NV Zip: 89423

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