

APN: 1419-26-610-036
R.P.T.T.: \$0.00
Exempt: (7)



KAREN ELLISON, RECORDER

E07

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Abigail G. Stephenson, Esq.
Blanchard, Krasner & French
5470 Kietzke Lane, Suite 200
Reno, NV 89511

MAIL TAX STATEMENTS TO:

Billie Jean Weatherlow, Ttee
The Billie Jean Weatherlow Trust
P.O. Box 234
Genoa, NV 89411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, FOR VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, Billie Jean Weatherlow, a single woman, hereby QUITCLAIMS to:

Billie Jean Weatherlow, as Trustee of the Billie Jean Weatherlow Trust, U/D/T (Under Declaration of Trust) dated December 22, 2017, wherein Billie Jean Weatherlow is Trustor, or any successor Trustee thereunder,

ALL HER RIGHT, TITLE AND INTEREST IN AND TO the real property located in the County of Douglas, State of Nevada, as more particularly described on Exhibit "A" attached hereto.

Commonly known as: 2908 Cloudburst Canyon Drive, Genoa, NV 89411.

Per NRS 111.312: The legal description appeared previously in Grant, Bargain and Sale Deed, recorded on December 19, 2016, as Document No. 2016-892257, in Douglas County Records, Washoe County, Nevada.

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.

WITNESS my hand, this 22nd day of December, 2017.

Billie Jean Weatherlow
Billie Jean Weatherlow

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument and acknowledged before me this 22nd day of December, 2017, by Billie Jean Weatherlow.

NOTARY STAMP/SEAL

Cari Lockett
Signature of Notary Public

My Commission Expires: 11/11/20



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

LOT 63, IN BLOCK D, AS SET FORTH ON FINAL SUBDIVISION MAP, PLANNED UNIT DEVELOPMENT PD 05-001 FOR SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 12, 2007 IN BOOK 0907, PAGE 2074, AS DOCUMENT NO. 709043, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 2:

TOGETHER WITH THE FOLLOWING EASEMENTS FOR ACCESS:

A NON-EXCLUSIVE 50 FOOT WIDE ACCESS EASEMENT, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AMENDMENT DEED", EXECUTED BY LITTLE MONDEAUX LIMOUSIN CORPORATION, RECORDED ON FEBRUARY 25, 1998, AS DOCUMENT NO. 433367 IN BOOK 298, PAGE 4658 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

A 50 FOOT WIDE ACCESS, IRRIGATION, AND UTILITY EASEMENT, OVER AND ACROSS THOSE CERTAIN LANDS DESCRIBED IN DOCUMENT RECORDED ON FEBRUARY 3, 2004 IN BOOK 0204, PAGE 0954, AS DOCUMENT NO. 603680 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

A 60 FOOT PRIVATE ACCESS, PRIVATE IRRIGATION, AND PUBUC UTILITY EASEMENT, AS SET FORTH ON THE FINAL SUBDIVISION MAP ENTITLED CANYON CREEK MEADOWS PHASE 1, ACCORDING TO THE PLAT THEREOF, FILED ON FEBRUARY 11, 2004 IN BOOK 0204, PAGE 4470, AS DOCUMENT NO. 604356 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

AN EASEMENT FOR NON-EXCLUSIVE ACCESS PURPOSES WITH THE EASEMENT AREA, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "MASTER GRANT DEED" EXECUTED BY RONALD L SIMEK, ET AL., RECORDED ON DECEMBER 31, 1996 AS DOCUMENT NO. 403934 IN BOOK 1296, PAGE 4911 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM THAT CERTAIN REAL PROPERTY, AND THE INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND REPLACEMENT OF ROADWAY IMPROVEMENTS WITHIN THE EASEMENT AREA, SUCH AS, WITHOUT LIMITATION, ASPHALT PAVING, CATTLE GUARD, AND SO FORTH, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT OF RELOCATABLE PRIVATE ACCESS EASEMENT (#OS6), EXECUTED BY RONALD L SIMEK, RECORDED ON FEBRUARY 3, 2004 AS DOCUMENT NO. 603676 IN BOOK 204, PAGE 862 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 3:

ALSO TOGETHER WITH THE FOLLOWING RESERVATIONS, EASEMENTS AND COVENANTS FOR THE BENEFIT OF PARCEL 1, HEREIN:

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "ANCILLARY EASEMENTS MEMORANDUM", RECORDED MARCH 31, 2005 IN BOOK 0305, PAGE 14366, AS DOCUMENT NO. 640526, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENT", RECORDED MAY 1, 2006 IN BOOK 0506, PAGE 168, AS DOCUMENT NO. 673811, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED MAY 1, 2006 IN BOOK 0506, PAGE 347, AS DOCUMENT NO. 673835, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED MAY 1, 2006 IN BOOK 0506, PAGE 377, AS DOCUMENT NO. 673836, OFFICIAL RECORDS, DOUGLAS COUNTY, NEV ADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "RECIPROCAL PARKING AND ACCESS EASEMENT AGREEMENT", RECORDED JULY 24, 2006 IN BOOK 0706, PAGE 8118 AS DOCUMENT NO. 680413 OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

EASEMENT PURSUANT TO DOCUMENT ENTITLED "GRANT OF MAILBOX CLUSTER EASEMENT", RECORDED DECEMBER 1, 2006 IN BOOK 1206, PAGE 66 AS DOCUMENT NO. 689800 OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

APN: 1419-26-610-036

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1419-26-610-036
- 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 | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Trust OK.</u>

3. Total Value/Sales Price of Property:

	\$ 0.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
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: Transfer into trust without consideration, with certificate of trust presented at time of transfer

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 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 Billie Jean Weatherlow Capacity _____
 Signature Billie Jean Weatherlow Capacity Trustee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Billie Jean Weatherlow
 Address: P.O. Box 234
 City: Genoa
 State: NV Zip: 89411

(REQUIRED)
 Print Name: The Billie Jean Weatherlow Trust dtd 6/___/2017
 Address: P.O. Box 234
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Abigail G. Stephenson, Esq. Escrow # N/A
 Address: Blanchard, Krasner & French, APC, 5470 Kietzke Lane, Suite 200
 City: Reno State: NV Zip: 89511