

APN # 1320-14-001-006
RECORDING REQUESTED
AND RETURN TO:
JEFFERY D. & DEBRA J. HIGGINS, Trustees
1780 KATHLEEN WAY
MINDEN, NV 89423



KAREN ELLISON, RECORDER

E07

MAILTAX STATEMENTS TO:
JEFFERY D. & DEBRA J. HIGGINS, Trustees
1780 KATHLEEN WAY
MINDEN, NV 89423

QUITCLAIM DEED

JEFFERY D. HIGGINS and DEBRA J. HIGGINS, husband and wife, as joint tenants with right of survivorship, hereby quitclaims to JEFFERY D. HIGGINS and DEBRA J. HIGGINS, trustee(s) or successor trustee(s) of the HIGGINS FAMILY TRUST DATED APRIL 15, 2019, the following described real estate in Douglas County, State of Nevada:

See attached EXHIBIT A

TOGETHER with all the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues and profits thereof.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: APRIL 15, 2019

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

JEFFERY D. HIGGINS

DEBRA J. HIGGINS

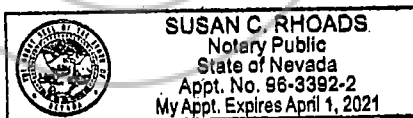
STATE OF NEVADA

)
) SS:
)

COUNTY OF WASHOE

ACKNOWLEDGEMENT

Personally came before me this APRIL 15, 2019, the above named JEFFERY D. HIGGINS and DEBRA J. HIGGINS, to me known to be the persons who executed the foregoing instrument and acknowledge the same.



Susan C. Rhoads, Notary Public
Washoe County, Nevada
My Commission Expires 04/01/2021

Exhibit A

PARCEL I:

Parcel 41-D as shown on that certain parcel map for Eldon Townsend, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 8, 1986, in Book 1286, Page 971, as document no. 146352, official records.

PARCEL II:

Together with all those certain access and utility easements for ingress and egress as set forth on that certain record of survey for Nevis Industries, INC., filed for record in the Office of the County Recorder of Douglas County, Nevada, on December 23, 1980, as document NO. 51917.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 1320-14-001-006

2. Type of Property:

- a) Vacant Land b)
 c) Condo/Twnhse d)
 e) Apt. Bldg. f)
 g) Agricultural h)
 j) other

Single Fam.
Res.
2-4 Plex
Comm'l/Ind'l
Mobile Home

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #:

BOOK _____ PAGE _____

DATE OF RECORDING _____

NOTES: *Revocable Trust - J*

3. Total Value/Sales Price of Property:

Deed in Lieu of foreclosure Only (value of property) \$0
 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: Transfer to a revocable living trust without consideration.
 c. Jeffery D. & Debra J. Higgins are the creators and trustors of the Higgins Family Trust Dated 4/15/2019

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 herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional taxes 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: *Jeffery D. Higgins* Capacity: Trustee

Signature: *Debra J. Higgins* Capacity: Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Jeffery D. & Debra J. Higgins
 Address: 1780 Kathleen Way
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Jeffery D. & Debra J. Higgins
 Address: 1789 Kathleen Way
 City: Minden
 State: NV Zip: 89423

Trustees of the Higgins
 Family Trust
 DTD 4/15/19

COMPANY /PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)