

Prepared By

Name: Douglas Roderick

1955 Comstock Drive, Gardnerville
Address: ~~GARDNERVILLE~~

State: Nevada Zip Code: 89410

After Recording Return To

Name: Michael John Roderick

1955 Comstock Drive, Gardnerville
Address: ~~GARDNERVILLE~~

State: Nevada Zip Code: 89410



KAREN ELLISON, RECORDER

E07

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

STATE OF NEVADA

COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$ 10.00)in hand paid to Douglas Ray and S. Jo Ann Roderick Trustees of the Douglas Ray and S. Jo Ann Roderick Living Trust Dated May 1, 1995 residing at .1955 Comstock Drive County of Douglas, City of Gardnerville, State of Nevada (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Michael John Roderick a Single Man residing at 1955 Comstock Drive County of Douglas , City of Gardnerville , State of Nevada (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Douglas, state of Nevada to-wit: Parcel #1220-21-510-044 Location: 1382 Kimmerling road Gardnerville, Nevada 89410 SEE EXHIBIT A

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

Douglas R. Roderick
Grantor's Signature

Douglas R. Roderick
Grantor's Name

1955 Comstock Drive
Address

Gardnerville, NV. 89410
City, State & Zip

Scottie Jo Ann Roderick
Grantor's Signature

Scottie Jo Ann Roderick
Grantor's Name

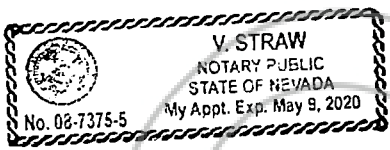
1955 Comstock DR
Address

Gardnerville, NV 89410
City, State & Zip

STATE OF NEVADA)
County of Douglas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas R Roderick and ^{Scottie Jo} ~~Scottie Jo~~ ^{Roderick} ~~Roderick~~ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of May, 2019



Notary Public
[Signature]
My Commission Expires: 5/9/2020

EXHIBIT A

DOUGLAS COUNTY, NV 2018-914890
RPTT:\$1170.00 Rec:\$35.00
\$1,205.00 Pgs=3 05/31/2018 12:27 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-21-510-044
File No: 143-2543750 (mk)
R.P.T.T.: \$1,170.00

When Recorded Mail To: Mail Tax Statements To:
Douglas Ray Roderick and S. Joann Roderick
61 Giorgi Lane
Yerington, NV 89447

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Elaine M. Candleri, Successor Trustees of the Candleri Family Trust dated May 8, 1996

do(es) hereby *GRANT, BARGAIN and SELL* to

Michael John Roderick, an unmarried man and Douglas Ray Roderick and S. Joann Roderick, Trustees of the Douglas Ray and S. Joann Roderick Living Trust dated May 1, 1995

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 108, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD ON MAY 29, 1973, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 66512, AND ON RECORD OF SURVEY RECORDED OCTOBER 1, 1982, IN BOOK 1082, OF OFFICIAL RECORDS AT PAGE 006, AS DOCUMENT NO. 71399.

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.

Date: 05/11/2018

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-510-044
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust</u>	

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. 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 from parents to child son
TRANSFER FROM TRUST WITHOUT CONSIDERATION
 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 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 Douglas Roderick Capacity: Grantor

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Douglas and Scootchie Roderick
 Address: 1955 Comstock Drive
 City: Gardnerville
 State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Michael John Roderick
 Address: 1955 Comstock Drive
 City: Gardnerville
 State: Nevada Zip: 89410

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED