

DOUGLAS COUNTY, NV

2019-930919

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

06/25/2019 01:40 PM

AMROCK, INC

KAREN ELLISON, RECORDER

E07

**APN:** 1220-22-110-140

**R.P.T.T.:** \$0.00

Exempt: (7)

**Recording Requested By:**

John P. Duignan  
752 Lois Court  
Gardnerville, NV 89460-8023

**After Recording Mail To:**

John P. Duignan  
752 Lois Court  
Gardnerville, NV 89460-8023

**Send Subsequent Tax Bills To:**

John P. Duignan  
752 Lois Court  
Gardnerville, NV 89460-8023

45805280-4994875

3430730-691

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **John P. Duignan and Victoria L. Duignan, husband and wife as joint tenants with right of survivorship and not as tenants in common**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **John P. Duignan and Victoria L. Duignan, Trustees of the John and Victoria L. Duignan Family Trust Dated August 28, 2000**, whose address is 752 Lois Court, Gardnerville, Nevada 89460-8023,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **752 Lois Court, Gardnerville, Nevada 89460-8023**

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.

(Attached to and becoming a part of Quitclaim Deed dated 6-12-19 between John P. Duignan and Victoria L. Duignan, husband and wife as joint tenants with right of survivorship and not as tenants in common, as Seller(s) and John P. Duignan and Victoria L. Duignan, Trustees of the John and Victoria L. Duignan Family Trust Dated August 28, 2000, as Purchaser(s))

WITNESS my/our hands, this 12<sup>th</sup> day of June, 2019.

John P. Duignan  
John P. Duignan

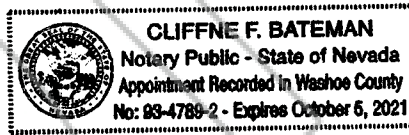
Victoria L. Duignan  
Victoria L. Duignan

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) ss

This instrument was acknowledged before me, this 12<sup>th</sup> day of JUNE, 2019, by **John P. Duignan and Victoria L. Duignan.**

**NOTARY STAMP/SEAL**

Cliffne F. Bateman  
Notary Public **CLIFFNE F BATEMAN**



Title and Rank  
My Commission Expires: 10/05/2021

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NEVADA

LOT 93, AS SHOWN BY MAP OF GARDNERVILLE RANCHOS UNIT NO. 5, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 4, 1970, IN BOOK 80, PAGE 675, AS DOCUMENT NO. 50056.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on 6/20/2019, as Book N/A, Page N/A, Document No. 2019-930699 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-22-110-140  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a) \_\_\_ Vacant Land                      b)  Single Fam. Res.  
 c) \_\_\_ Condo/Townhouse            d) \_\_\_ 2-4 Plex  
 e) \_\_\_ Apt. Bldg.                      f) \_\_\_ Comm'/Ind'l  
 g) \_\_\_ Agricultural                  h) \_\_\_ Mobile Home  
 \_\_\_ Other: \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	Trust Ok BC

3. a. Total Value /Sales Price of Property:                      \$                      0.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      0.00 )  
 c. Transfer Tax Value:    \$                      0.00  
 d. 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 to a trust for no consideration

5. Partial Interest: Percentage being transferred: n/a %

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: John P. Duignan / Victoria L. Duignan Capacity: Grantor

Signature: John P. Duignan Trustee Capacity: Grantee

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

Print Name: **John P. Duignan and  
Victoria L. Duignan**  
 Address: **752 Lois Court**  
 City: **Gardnerville**  
 State: **Nevada** Zip: **89460-8023**

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

Print Name: **The John and Victoria L.  
Duignan Family Trust**  
 Address: **752 Lois Court**  
 City: **Gardnerville**  
 State: **Nevada** Zip: **89460-8023**

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Amrock Recording Dept.  
 Address: 662 Woodward Ave.  
 City, State, Zip: Detroit, MI 48226

Escrow #: 65805280

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