

APN: 1420-28-311-059

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

Exempt: (7)

**Recording Requested By:**

Wayne Manning  
2832 La Cresta Circle  
Minden, NV 89423

**After Recording Mail To:**

Wayne Manning, et al  
2832 La Cresta Circle  
Minden, NV 89423

**Send Subsequent Tax Bills To:**

Wayne Manning, et al  
2832 La Cresta Circle  
Minden, NV 89423

*61079410 - 5094162* **QUITCLAIM DEED** *3434657549*

THIS INDENTURE WITNESSETH THAT, Wayne Manning and Judy Manning, Trustees or their successors in Trust under the Manning Living Trust dated November 22, 2004, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Wayne Manning and Judy Manning, husband and wife as joint tenants with rights of survivorship and not as tenants in common, whose address is 2832 La Cresta Circle, Minden, NV 89423,

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: 2832 La Cresta Circle, Minden, NV 89423

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 8-21-19  
between Wayne Manning and Judy Manning, Trustees or their successors in Trust under the  
Manning Living Trust dated November 22, 2004, as Seller(s) and Wayne Manning and Judy  
Manning, husband and wife as joint tenants with rights of survivorship and not as tenants in  
common, as Purchaser(s).)

WITNESS my/our hands, this 21<sup>st</sup> day of August, 2019.

Wayne Manning  
Wayne Manning, Trustee

Judy Manning  
Judy Manning, Trustee

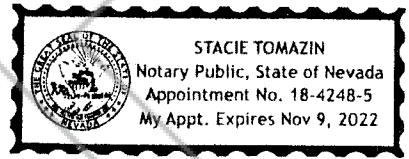
STATE OF NEVADA )  
COUNTY OF Douglas )  
SS

This instrument was acknowledged before me, this 21<sup>st</sup> day of  
August, 2019, by Wayne Manning, Trustee and Judy Manning, Trustee.

**NOTARY STAMP/SEAL**

[Signature]  
Notary Public

Notary Public  
Title and Rank  
My Commission Expires: 11/9/2022



## EXHIBIT A – LEGAL DESCRIPTION

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

LOT 127, BLOCK G, AS SHOWN ON THE FINAL MAP #PD99-02-05 FOR SARATOGA SPRINGS ESTATES UNIT 5, A PLANNED DEVELOPMENT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 4, 2001, IN BOOK 0501, AT PAGE 1402, AS DOCUMENT NO. 513570, AND FURTHER CERTIFICATE OF AMENDMENT RECORDED JULY 17, 2001 AS DOCUMENT NO. 518483.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on June 30, 2017, as Document No. 2017-900868 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-28-311-059  
 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 Planned Unit Development

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

- 3.a. Total Value/Sales Price of Property      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( n/a ) )  
 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: Transfers without consideration from a trust

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 Wayne Manning Capacity: Grantor  
 Signature Judy Manning Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Manning Living Trust  
 Address: 2832 La Cresta Circle  
 City: Minden  
 State: NV                      Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Wayne Manning and Judy Manning  
 Address: 2832 La Cresta Circle  
 City: Minden  
 State: NV                      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Amrock-Recording Department      Escrow # 66079460  
 Address: 662 Woodward Avenue  
 City: Detroit                      State: MI                      Zip: 48226