

APN: 1419-26-510-002

RECORDING REQUESTED BY:

Warren Weaver & Linda J. House  
P.O. Box 485  
Genoa, NV 89411

AFTER RECORDATION, RETURN BY MAIL TO:

Warren Weaver & Linda J. House, Trustees  
P.O. Box 485  
Genoa, NV 89411



KAREN ELLISON, RECORDER E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 4<sup>th</sup> day of November, 2019, by first party, Grantors, Warren Weaver, an unmarried man, and Linda J. House, an unmarried woman, as joint tenants with right of survivorship[, whose post office address is P.O. Box 485, Genoa, NV 89411, to second party, Grantees, Warren Weaver and Linda J, House, Trustees of THE WEAVER/HOUSE LIVING TRUST, Dated November 4, 2019, whose post office address is P.O. Box 485, Genoa, NV 89411.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

*Warren Weaver*  
Warren Weaver

*Linda J. House*  
Linda J. House

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 4 day of NOVEMBER, 2019, by Warren Weaver and Linda J. House.

*Elizabeth Del Real*  
Notary Public



**EXHIBIT "A"**

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

**PARCEL 1:**

Lot 268 in Block A, as set forth in a 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 907, 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 these certain lands described in document recorded on February 3, 2004 in Book 204, Page 954 as Document No. 603680 of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation and public 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 204 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 305, Page 14366 as Document No. 640526 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded May 1, 2006 in Book 506, Page 168 as Document No. 673811 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006 in Book 506, Page 347 as Document No. 673835 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006 in Book 506, Page 377 as Document No. 673836 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Reciprocal Parking and Access Easements", recorded July 24, 2006 in Book 706, Page 8118 as Document No. 680413 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006 in Book 1206, Page 66 as Document No. 689800 of the Official Records of Douglas County, Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 2016-886422, on 08/22/2016.

APN: 1419-26-510-002

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1419-26-510-002  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK.</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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 to Trust without consideration

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 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 Warren Weaver Capacity \_\_\_\_\_ Grantor

Signature Linda J. House Capacity \_\_\_\_\_ Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Warren Weaver & Linda J. House  
 Address: P.O. Box 485  
 City: Genoa  
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Warren Weaver & Linda J. House, Trustees  
 Address: P.O. Box 485.  
 City: Genoa  
 State: NV Zip: 89411

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/MICROFILMED)