

PARCEL IDENTIFICATION NUMBER: 1022-32-210-017

Commitment Number: 25870257
Seller's Loan Number: 2200991582

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

SEND TAX STATEMENTS/BILLS TO:

**Thomas Stafford and Nicola Jane Stafford, Trustees of the Thomas and Nicola Stafford
Revocable Family Trust dated September 16, 2016
24146 BRETON CT., VALENCIA, CA 91355**

QUITCLAIM DEED

Exempt: Section NRS 375.090(3): A transfer of title recognizing the true status of ownership of the real property, including, without limitation, a transfer by an instrument in writing pursuant to the terms of a land sale installment contract previously recorded and upon which the taxes imposed by this chapter have been paid.

Thomas Stafford, who incorrectly acquired title as Thomas Stafford Jr, Trustee of the Thomas and Nicola Stafford Revocable Family Trust dated September 16, 2016 and Nicola Jane Stafford, Trustee of the Thomas and Nicola Stafford Revocable Family Trust dated September 16, 2016, whose mailing address is 24146 BRETON CT., VALENCIA, CA 91355, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Thomas Stafford and Nicola Jane Stafford, Trustees of the Thomas and Nicola Stafford Revocable Family Trust dated September 16, 2016, hereinafter grantees, whose tax mailing address is 24146 BRETON CT., VALENCIA, CA 91355, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lots 6 and 7 as shown on the map of TOPAZ SUBDIVISION filed for record in the office of the County Recorder of Douglas county, State of Nevada, on August 10, 1954 in Book 1 of Maps as File No. 9774.

Assessor's Parcel No: 1022-32-210-017

Property Address is: 2071 Comstock Drive, Gardnerville, NV 89410

Prior instrument reference: 2018-919412

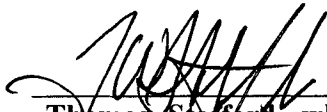
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

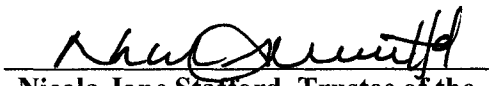
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 12/4, 2019:


Thomas Stafford, who incorrectly
acquired title as Thomas Stafford Jr,
Trustee of the Thomas and Nicola
Stafford Revocable Family Trust
dated September 16, 2016


Nicola Jane Stafford, Trustee of the
Thomas and Nicola Stafford
Revocable Family Trust dated
September 16, 2016

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20__ by
Thomas Stafford, who incorrectly acquired title as Thomas Stafford Jr, Trustee of the
Thomas and Nicola Stafford Revocable Family Trust dated September 16, 2016 and Nicola
Jane Stafford, Trustee of the Thomas and Nicola Stafford Revocable Family Trust dated
September 16, 2016 who are personally known to me or have produced _____ as
identification, and furthermore, the aforementioned persons have acknowledged that their
signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

File No: n(RS)
APN No:

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On December 4, 2019, before me, Steve Ulrich, Notary Public, personally appeared Thomas Stafford + Nicola Jane Stafford

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Steve Ulrich



This area for official notarial seal

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- Individual
Corporate Officer(s) Title(s)
Partners: Limited General
Attorney in Fact
Guardian/Conservator
Trustee(s)
Other:

Signer is representing:
Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

Title or type of document: PC deed
Number of pages:
Date of document: 12-4-2019
Signer(s) other than named above:

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1022-32-210-017
 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: _____	

3. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 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 3
 b. Explain Reason for Exemption: Name correction only

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 [Signature] Capacity: Owner

Signature [Signature] Capacity: OWNER

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Thomas Stafford, who incorrectly acquired title as Thomas Stafford Jr, Trustee of the Thomas and Nicola Stafford Revocable Family Trust dated September 16, 2016 and Nicola Jane Stafford, Trustee of the Thomas and Nicola Stafford Revocable Family Trust dated September 16, 2016
 Address: 24146 BRETON CT.
 City: VALENCIA
 State: CA Zip: 91355

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Thomas Stafford and Nicola Jane Stafford, Trustees of the Thomas and Nicola Stafford Revocable Family Trust dated September 16, 2016
 Address: 24146 BRETON CT.
 City: VALENCIA
 State: CA Zip: 91355

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: ServiceLink Escrow # 25870257
 Address: 1355 Cherrington Pkwy.
 City: Moon Township State: PA Zip: 15108