

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

**After Recording Mail To:**

John P. Duignan, et al  
752 Lois Court  
Gardnerville, NV 89460

**Send Subsequent Tax Bills To:**

John P. Duignan, et al  
752 Lois Court  
Gardnerville, NV 89460

**QUITCLAIM DEED**

66928430-54502280

3444240131

THIS INDENTURE WITNESSETH THAT, John P. Duignan and Victoria L. Duignan, Trustees of the John and Victoria L. Duignan Family Trust Dated August 28, 2000, 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, husband and wife, as joint tenants with right of survivorship and not as tenants in common, whose address is 752 Lois Court, Gardnerville, NV 89460,

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, NV 89460

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 02-07-20  
between John P. Duignan and Victoria L. Duignan, Trustees of the John and Victoria L. Duignan  
Family Trust Dated August 28, 2000, as Seller(s) and John P. Duignan and Victoria L. Duignan,  
husband and wife, as joint tenants with right of survivorship and not as tenants in common, as  
Purchaser(s).)

WITNESS my/our hands, this 7 day of Feb., 2020.

John P. Duignan  
John P. Duignan, Trustee

Victoria L. Duignan  
Victoria L. Duignan, Trustee

STATE OF NEVADA)

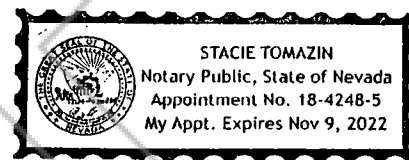
COUNTY OF Douglas)  
SS

This instrument was acknowledged before me, this 7<sup>th</sup> day of  
February, 2020, by John P. Duignan, Trustee and Victoria L. Duignan,  
Trustee.

[Signature]  
Notary Public

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

NOTARY STAMP/SEAL



## EXHIBIT A – LEGAL DESCRIPTION

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

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 June 25, 2019, as Document No. 2019-930919 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

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/Twnhse    d.  2-4 Plex  
 e.  Apt. Bldg            f.  Comm'/Ind'l  
 g.  Agricultural        h.  Mobile Home  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok BC</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: Transfer 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 John P. Duignan Capacity: Grantor

Signature Victoria L. Duignan Capacity: Grantee

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

Print Name: John and Victoria L. Duignan Family Trust  
 Address: 752 Lois Court  
 City: Gardnerville  
 State: NV                      Zip: 89460

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

Print Name: John P. Duignan and Victoria L. Duignan  
 Address: 752 Lois Court  
 City: Gardnerville  
 State: NV                      Zip: 89460

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

Print Name: Amrock - Recording Department  
 Address: 662 Woodward Avenue  
 City: Detroit

Escrow # 66928430  
 State: MI                      Zip: 48226