

APN: 1420-34-110-002

**RECORDING REQUESTED BY AND
MAIL TO:**

Claire M. Armstrong & Phillip G. Armstrong
2753 Clapham Lane
Minden, Nevada 89423

MAIL TAX STATEMENTS TO:

Claire M. Armstrong & Phillip G. Armstrong
2753 Clapham Lane
Minden, Nevada 89423

Pursuant to NRS 239B.030(4), I affirm that the instrument contained below (or attached hereto) does not contain the social security number of any person.



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Claire M. Armstrong and Phillip G. Armstrong, husband and wife as joint tenants with right of survivorship, do hereby QUITCLAIM to Claire M. Armstrong and Phillip Garland Armstrong, Trustees, or any successors in trust under THE ARMSTRONG FAMILY REVOCABLE TRUST dated 17 April 2020, and any amendments thereto, whose address is 2753 Clapham Lane, Minden, Nevada 89423, all right, title and an undivided interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

Lot 2 in Block A of MOUNTAIN VIEW Estates Unit 4, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada on April 13, 1990, in Book 490, Page 1894 as Document No. 223927 of Official Records.

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TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Per NRS 111.312, this legal description was previously recorded at Document No. 486331 on June 27, 2018.

SIGNED this 17th day of April, 2020.

GRANTORS:

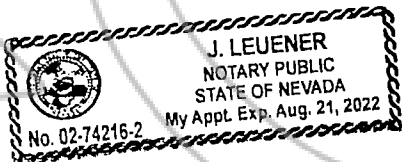
Claire M. Armstrong
CLAIRE M. ARMSTRONG

Phillip Garland Armstrong
PHILLIP GARLAND ARMSTRONG

NOTARY ACKNOWLEDGEMENT

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 17th day of April, 2020, by Claire M. Armstrong and Phillip Garland Armstrong .



J. Leuener
NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1420-34-110-002
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: Trust OK.

3. Total Value/Sales Price of Property: \$0.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ _____
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: A transfer to a Trust, without consideration, when the Certificate of Trust is presented at the time of transfer

5. Partial Interest: Percentage being transferred: 100.00 %

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 Claire M. Armstrong / Phil Armstrong Capacity Seller/Buyer

Signature Phil Armstrong - TTEE Capacity Seller/Buyer

Claire M. Armstrong - TTEE
SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Claire M. Armstrong and Phillip G. Armstrong
Address: 2753 Clapham Lane
City: Minden
State: Nevada Zip: 89423

Print Name: Claire M. Armstrong and Phillip G. Armstrong - Trustees
Address: 2753 Clapham Lane
City: Minden
State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Michael Smiley Rowe, Esq. Escrow # N/A
Address: 1638 Esmeralda Avenue
City: Minden State: Nevada Zip: 89423

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