

APN: 1220-16-310-031

RECORDING REQUESTED BY:

Janice Flint
P.O. Box 451
Ronan, MT 59864

AFTER RECORDATION, RETURN BY MAIL TO:

Janice Kathleen Flint, Trustee
P.O. Box 451
Ronan, MT 59864



KAREN ELLISON, RECORDER E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 30th day of April, 2020, by first party, Grantor, JANICE FLINT, a married woman as her sole and separate property, whose post office address is P.O. Box 451, Ronan, MT 59864, to second party, Grantee, JANICEKATHLEEN FLINT, Trustee of THE JANICE KATHLEEN FLINT TRUST, dated April 30, 2020, whose post office address is P.O. Box 451, Ronan, MT 59864.

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.

Janice Flint

Janice Flint

State of Nevada)
) ss.
County of Douglas)

This instrument was acknowledged before me on the 30 day of April, 2020, by Janice Flint.

Notary Public

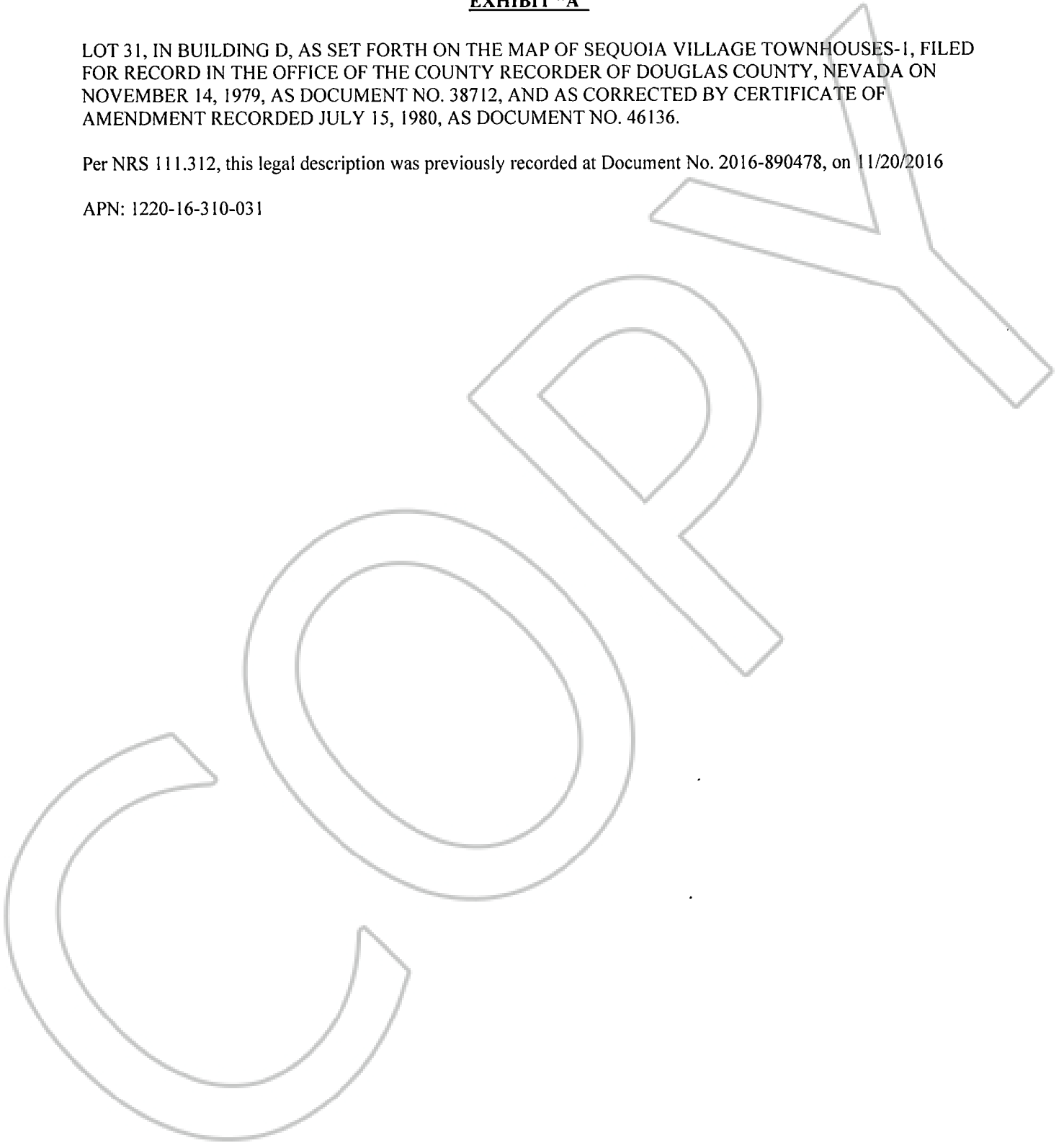


EXHIBIT "A"

LOT 31, IN BUILDING D, AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSES-1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 14, 1979, AS DOCUMENT NO. 38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 15, 1980, AS DOCUMENT NO. 46136.

Per NRS 111.312, this legal description was previously recorded at Document No. 2016-890478, on 11/20/2016

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BILL OF TRANSFER - LIVING TRUST

I, Janice Kathleen Flint, hereby sell, transfer, and assign to the Trustee of THE JANICE KATHLEEN FLINT TRUST, Dated April 30, 2020, all of my right, title and interest in the assets(s) described on the attached Schedule A.

Date: April 30, 2020

Janice K Flint
Janice Kathleen Flint

DRAFT

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
a) 1220-16-310-031
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 OR BC</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 Janice Flint Capacity _____ Grantor

Signature _____ Capacity _____

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

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

Print Name: Janice Flint
Address: P.O. Box 451
City: Ronan
State: MT Zip: 59864

Print Name: Janice Kathleen Flint, Trustee
Address: P.O. Box 451
City: Ronan
State: MT Zip: 59864

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)