

APN# 1419-26-711-007

Recording Requested by/Mail to:

Name: Margie M. Hubbard

Address: P.O. Box 568

City/State/Zip: Genoa, NV 89411

Mail Tax Statements to:

Name: Margie M. Hubbard

Address: P.O. Box 568

City/State/Zip: Genoa, NV 89411



00119043202009531810050055

KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED TRANSFER TO TRUST

**Title of Document** (required)

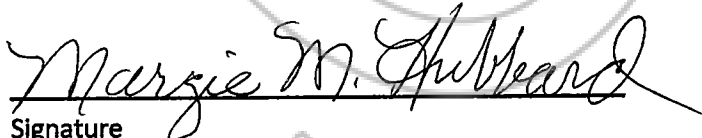
------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

Margie M. Hubbard

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recording requested by:  
MARGIE M. HUBBARD

MAIL TAX STATEMENTS TO:

Margie M. Hubbard  
P.O. Box 568  
Genoa, NV 89411

## QUITCLAIM DEED TRANSFER TO TRUST

State of Nevada }  
County of Douglas } ss.

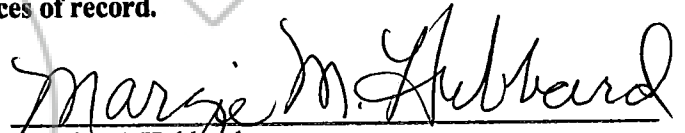
Documentary Transfer Tax \$00.00  
Transfer for no consideration  
(Declarant's signature below)  
Trust Transfer Deed - NRS 375.090, Section 7  
APN: 1419-26-711-007

DEED made by **Margie M. Hubbard**, hereinafter grantor, to **Eleanor Hubbard Moore and Daniel Moore, Jr., or the survivor between them, as Co-Trustees, A BUSHEL AND A PECK TRUST** dated September 23, 2020, hereinafter grantee.

Grantor hereby releases, remises, and quitclaims to grantee all of grantor's rights title, and interest in the real property situated in the City of Genoa, County of Douglas, State of Nevada, commonly referred to as 2891 Cloudburst Canyon Dr, Minden, NV 89423, and as more fully described as follows:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF  
Including all right of ways, easements and appurtenances of record.**

Dated: September 23, 2020

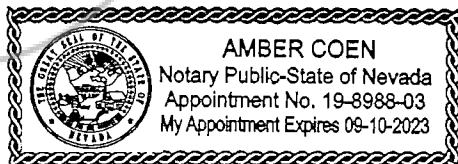
  
Margie M. Hubbard


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.

State of Nevada }  
County of Douglas } s.

On the 23 day of September, 2020, before me, Amber Coen, a notary public, personally appeared Margie M. Hubbard, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person 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.



  
Notary Public

# Legal Description

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## EXHIBIT "A"

(Page 1 of 2)

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

### PARCEL 1:

Lot S, in Block A, as set forth on 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 those 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.

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## EXHIBIT "A"

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### 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 "Grant of Easement", 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 Easement Agreement", recorded July 24, 2006 in Book 706, Page 8118 as Document No. 680413 of the Official Records of Douglas County, Nevada.

Easement 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.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1419-26-711-007  
 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  
 Other

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: 9/23/20  
 Notes: Grant OR AG

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 7  
 b. Explain Reason for Exemption: Transfer to grantor trust *WITH OUT CONSIDERATION*

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 Margie M. Hubbard Capacity: Transferor/Trustee

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Margie M. Hubbard  
 Address: 2891 Cloudburst Canyon Dr.  
 City: Minden  
 State: Nevada Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Margie M. Hubbard  
 Address: 2891 Cloudburst Canyon Dr.  
 City: Minden  
 State: Nevada Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_