

DOUGLAS COUNTY, NV

2020-954247

RPTT:\$0.00 Rec:\$40.00

10/12/2020 09:28 AM

\$40.00 Pgs=2

SOLIDIFI TITLE AND CLOSING LLC

KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:  
MARK A. THOMAS AND ANNE THOMAS  
281 SHADOW MOUNTAIN ROAD  
GARDNERVILLE, NV 89460

RECORDATION REQUESTED BY/RETURN TO:  
MARK A. THOMAS AND ANNE THOMAS  
281 SHADOW MOUNTAIN ROAD  
GARDNERVILLE, NV 89460

APN No. 1219-10-002-038

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 20 day of July 2020, by **MARK A. THOMAS AND ANNE THOMAS, TRUSTEES, OR ANY SUCCESSORS IN TRUST UNDER THE MARK AND ANNE THOMAS REVOCABLE TRUST DATED OCTOBER 15, 2015 ERRONEOUSLY DATED OCTOBER 14, 2015**, to second party, **MARK A. THOMAS AND ANNE THOMAS, HUSBAND AND WIFE.**

WITNESSETH, That the said first party, for good consideration in the amount of Ten Dollars and 00/100 (\$10.00) and good and other valuable consideration paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said second party(ies), and to their successors and assigns 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 City of **GARDNERVILLE**, County of **DOUGLAS**, State of **NEVADA**, to wit:

**LOT 10, BLOCK B, OF SIERRA RANCHO ESTATES NO. 2, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER'S OFFICE ON MAY 17, 1985, IN BOOK 585, PAGE 1534, DOCUMENT NO. 117513 OF OFFICIAL RECORDS.**

Property Address: 281 SHADOW MOUNTAIN ROAD, GARDNERVILLE, NV 89460

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

**THE MARK AND ANNE THOMAS REVOCABLE TRUST**

*Mark A. Thomas*  
MARK A. THOMAS, TRUSTEE

*A. Thomas*  
ANNE THOMAS, TRUSTEE

STATE OF NEVADA )  
COUNTY OF Douglas )

SS.

On, July 20, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared **MARK A. THOMAS, TRUSTEE** and **ANNE THOMAS, TRUSTEE**, personally known to me (or 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.

WITNESS my hand and official seal.

*Sherri A. Macaluso*  
Notary Public  
My Commission Expires: 07/30/2023



**PREPARED BY:**  
ROBERT "BOB" WINES, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
687 6TH STREET STE. # 1  
ELKO, NV 89801

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1219-10-002-038  
 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: \_\_\_\_\_  
 Notes: 10/12/20 Trust Ok~A.B.

- 3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ 0  
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 07  
 b. Explain Reason for Exemption: DEEDING OUT OF TRUST FOR NO 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 Mark A. Thomas Capacity: Grantor  
 Signature Anne Thomas Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mark A. Thomas & Anne Thomas  
 Address: 281 Shadow Mountain Road  
 City: Gardnerville  
 State: NV                      Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mark A. Thomas&AnneThomas  
 Address: 281 Shadow Mountain Road  
 City: Gardnerville  
 State: NV                      Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: SOLIDIFI  
 Address: 88 Silva Ln #210  
 City: Middletown

Escrow # CDM-2283819  
 State: RI                      Zip: 02842