

PARCEL IDENTIFICATION NUMBER: 1220-12-710-006

Commitment Number: 27261235
Seller's Loan Number: 20320631755

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

SEND TAX STATEMENTS/BILLS TO:
ROBERT JAMES WOOD and NINA WOOD
1060 TENABO LN., GARDNERVILLE, NV 89410

QUITCLAIM DEED

Exempt: Section NRS 375.090(7): A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

Robert James Wood and Nina Wood trustees of The Robert James Wood and Nina Wood Revocable Living Trust, whose mailing address is **1060 TENABO LN., GARDNERVILLE, NV 89410**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **ROBERT JAMES WOOD and NINA WOOD, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1060 TENABO LN., GARDNERVILLE, NV 89410**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 5 in block A as set forth on the plat of Pinenut Manor no. 1 and 2 filed for record in the office of the County Recorder of Douglas County, Nevada on June 16, 1980 in book 680 page 1351 document no. 45348.

Property Address is: 1060 TENABO LN., GARDNERVILLE, NV 89410

Prior instrument reference: **2020-944705**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the

condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 8-21, 2020:

Robert James Wood
Robert James Wood, trustee of The Robert James Wood and Nina Wood Revocable Living Trust

Nina Wood
Nina Wood trustee of The Robert James Wood and Nina Wood Revocable Living Trust

STATE OF NEVADA
COUNTY OF DOUGLAS



The foregoing instrument was acknowledged before me on 8-21-2020, 20__ by **Robert James Wood, trustee of The Robert James Wood and Nina Wood Revocable Living Trust and Nina Wood trustee of The Robert James Wood and Nina Wood Revocable Living Trust** who are personally known to me or have produced NV DL's as identification, and furthermore, the aforementioned persons have acknowledged ~~that~~ their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (366) 611-0170.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-12-710-006
 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: Verified Trust - JS	

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: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 Robert James Wood Capacity: GRANTOR
 Signature Nina Wood Capacity: GRANTEES

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Robert James Wood, trustee of The Robert James Wood and Nina Wood Revocable Living Trust and Nina Wood trustee of The Robert James Wood and Nina Wood Revocable Living Trust
 Address: 1060 TENABO LN., GARDNERVILLE, NV 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: ROBERT JAMES WOOD and NINA WOOD
 Address: 1060 TENABO LN., GARDNERVILLE, NV 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: SERVICELINK
 Address: 1355 CHERRINGTON PKWY
 City: MOON TOWNSHIP

Escrow # 27261235
 State: PA Zip: 15108