

APN# 12191500012



KAREN ELLISON, RECORDER E07

Recording Requested by/Mail to:
Name: Richard Paul Oswitt
Address: 930 Foothill Road
City/State/Zip: Gardnerville, NV 89460

Mail Tax Statements to:
Name: Richard Paul Oswitt
Address: 930 Foothill Road
City/State/Zip: Gardnerville, NV 89460

Quitclaim Deed

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

Printed Name

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

TAX PARCEL #:

12191500012

FILED FOR RECORD AT REQUEST OF:

Richard Paul Oswitt

WHEN RECORDED RETURN TO:

Richard Paul Oswitt

930 Foothill Rd, Gardnerville, NV 89460, USA

THIS SPACE PROVIDED FOR RECORDER'S USE

Quitclaim Deed

For and in consideration of \$1.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Richard Paul Oswitt, married, of 930 Foothill Rd, Gardnerville, NV 89460, USA, and Jane Enright Oswitt, married, of 930 Foothill Rd, Gardnerville, NV 89460, USA, (collectively the "Grantor"), conveys, as well as quitclaim, unto Richard Paul Oswitt and Jane Enright Oswitt as trustees of The Oswitt Family Trust, dated November 7, 2020, (the "Grantee") as the sole tenant, the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

See Exhibit "A" Attached hereto and made a part hereof.

Being all or part of the same property described in the County Register's Deed Book 898, Page 1594.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED: *November 10 2020*

Signed in the presence of:

[Signature]
Signature
Touffex Cano
Name

Richard Paul Oswitt
Richard Paul Oswitt
Jane E Oswitt
Jane Enright Oswitt

Spousal Acknowledgement

I, Jane Enright Oswitt of 930 Foothill Rd, Gardnerville, NV 89460, USA, spouse of Richard Paul Oswitt, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: [Signature]

STATE OF NEVADA

COUNTY OF Douglas

On this day personally appeared before me Jane Enright Oswitt, the "Grantor's spouse", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Spousal Acknowledgement was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

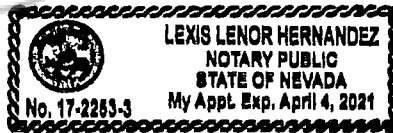
GIVEN under my hand and official seal this 10th day of November, 2020.

[Signature]
Notary Public in and for the State of Nevada

County of Douglas

Residing at Carson

My Commission Expires 04/04/2021



Spousal Acknowledgement

I, Richard Paul Oswitt of 930 Foothill Road, Gardnerville, NV 89460, spouse of Jane Enright Oswitt, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and

valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Richard Paul Oswitt

STATE OF NEVADA

COUNTY OF Douglas

On this day personally appeared before me Richard Paul Oswitt, the "Grantor's spouse", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Spousal Acknowledgement was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

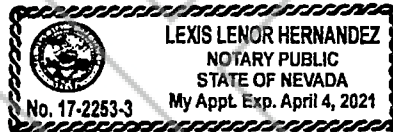
GIVEN under my hand and official seal this 10th day of November, 2020.

Lexis L. Hernandez
Notary Public in and for the State of Nevada

County of Douglas

Residing at Carson

My Commission Expires 04/04/2021



Grantor Acknowledgement

STATE OF NEVADA

COUNTY OF Douglas

On this day personally appeared before me Richard Paul Oswitt, and Jane Enright Oswitt, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individuals described in and who executed the foregoing instrument, and acknowledged that this Quitclaim Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

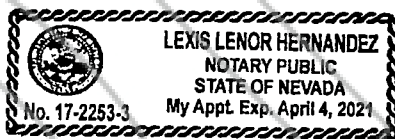
GIVEN under my hand and official seal this 10th day of November 2020

Lexis L. Hernandez
Notary Public in and for the State of Nevada

County of Douglas

Residing at Carson

My Commission Expires 04/04/2021



Send Subsequent Tax Bills to:
Richard Paul Oswitt, 930 Foothill Rd,
Gardnerville, NV 89460, USA

Drafted By:
Richard Paul Oswitt

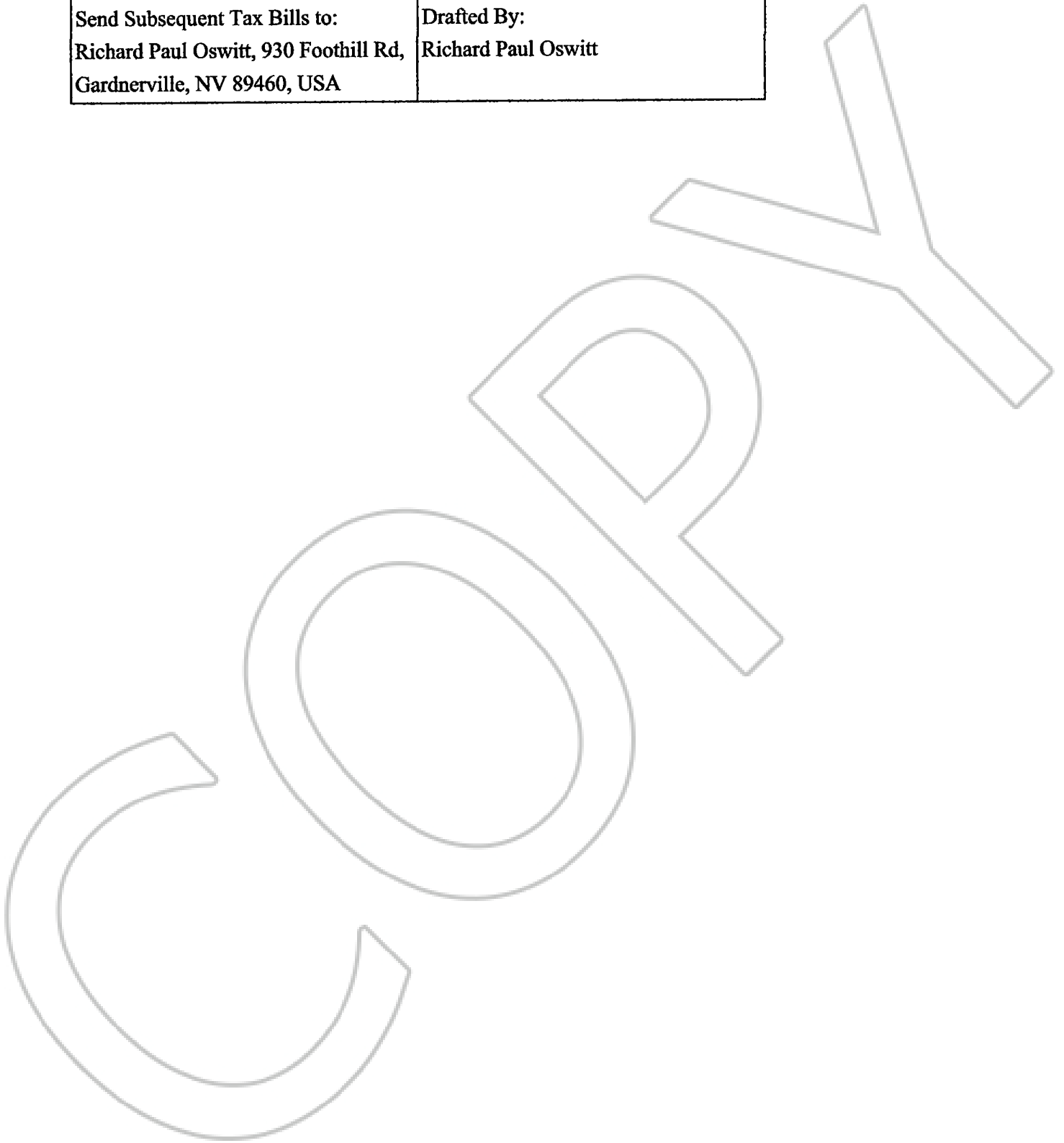


EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

All that certain lot, piece or parcel of land situate in the Easterly 1/2, Northeast 1/4 of Section 15, Township 12 North, Range 19 East, M.D.B.&M., in the County of Douglas, State of Nevada, described as follows:

Parcel 3 as set forth on that certain Parcel Map for A & K CABLE T.V. INC., Donald O. Ashurst, President, filed for record on September 29, 1986, in Book 986, Page 3394, as Document No. 141825.

Assessors Parcel No. 19-170-04

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 AUG -7 P2:17

LINDA SLATER
RECORDER

\$ *8.00* PAID *KS* DEPUTY

0446640

BK0898PG1595

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1219-15-001-012
 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>Verified Trust</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: **\$0.00**

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #7
 b. Explain Reason for Exemption: Transfer of a title to a 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 Richard P Oswitt Capacity _____ Grantor
 Signature Richard P Oswitt Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Richard P Oswitt
 Address: 930 Foothill Road
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: The Oswitt Family Trust
 Address: 930 Foothill Road
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____