

APN: 1220-09-417-005

RECORDING REQUESTED BY:

David C. James, Jr.
1194 Sierra Vista Dr.
Gardenville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

David C. James, Jr.
1194 Sierra Vista Dr.
Gardenville, NV 89460



KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 14 day of DECEMBER, 2020, by first party, Grantor, QUAIL EGG, LLC, a Nevada limited liability company, Trustee of THE SANCTUM TRUST, Dated March 5, 2020, whose post office address is 1194 Sierra Vista Drive, Gardenville, NV 89460, to second party, Grantee DAVID C. JAMES, JR., a married man as his sole and separate property, whose post office address is 1194 Sierra Vista Drive, Gardenville, NV 89460.

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.

David C. James Jr.
David C. James, Jr., Managing Member

Elizabeth Allison James
Elizabeth Allison James, Managing Member

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 14 day of December, 2020, by David C. James, Jr. and Elizabeth Allison James.

Notary Public

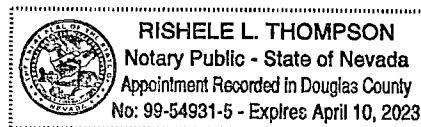
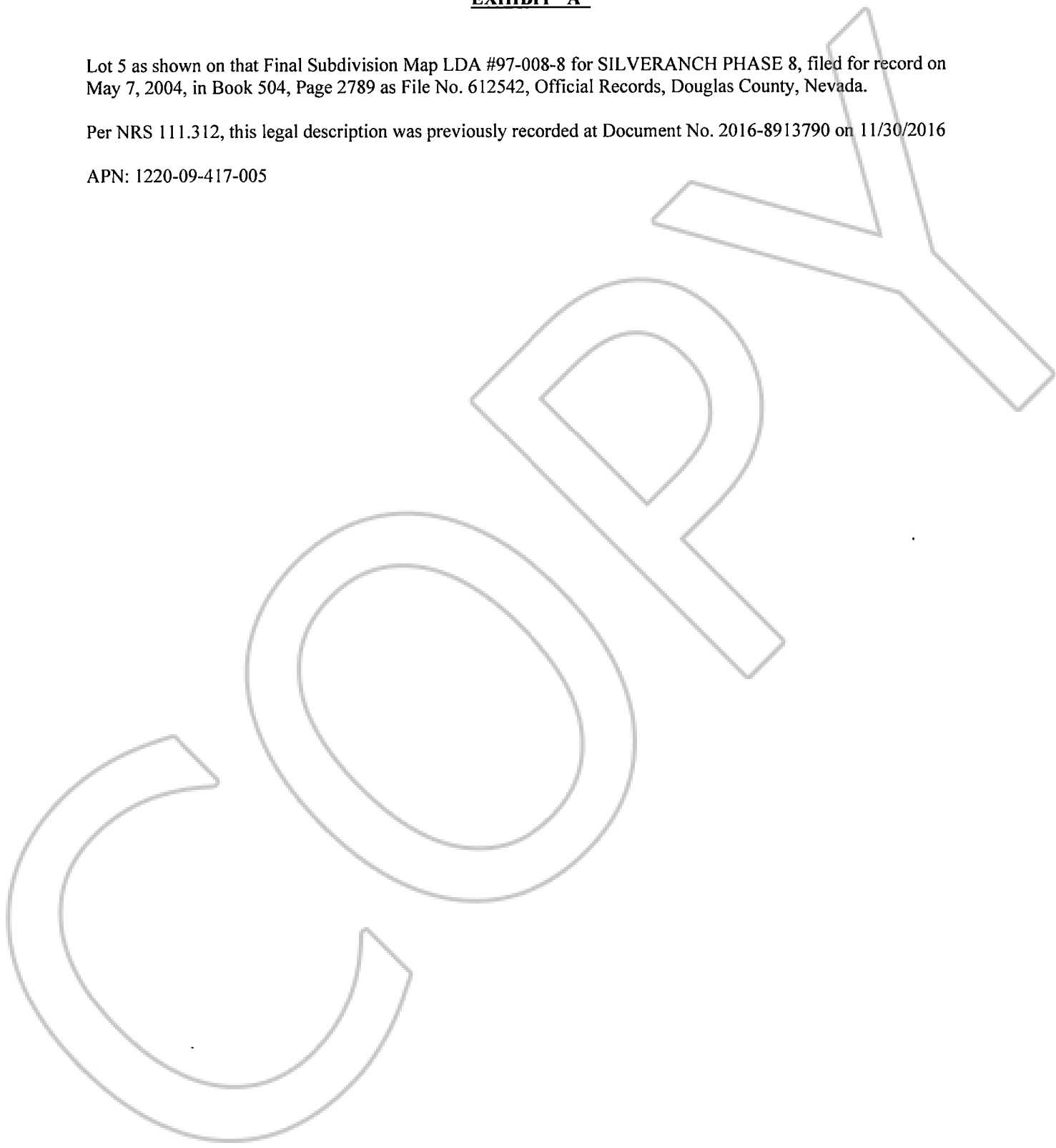


EXHIBIT "A"

Lot 5 as shown on that Final Subdivision Map LDA #97-008-8 for SILVERANCH PHASE 8, filed for record on May 7, 2004, in Book 504, Page 2789 as File No. 612542, Official Records, Douglas County, Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 2016-8913790 on 11/30/2016

APN: 1220-09-417-005



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-09-417-005
 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: 12/15/20 ~ Verified Just
NAB

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 from 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 David C. James, Jr. Capacity _____ Grantor

Signature Elizabeth Allison James Capacity _____ Grantor

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

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

Print Name: Quail Egg, LLC, trustee
 Address: 1194 Sierra Visat Dr.
 City: Gardnerville
 State: NV Zip: 89460

Print Name: David C. James, Jr.
 Address: 1194 Sierra Vista Dr.
 City: Gardnerville
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____