



KAREN ELLISON, RECORDER

E07

# Quitclaim Deed

RECORDING REQUESTED BY ANNETTE JONES

AND WHEN RECORDED MAIL TO:

1551 LOMBARDY ROAD, Grantee(s)  
GARDNERVILLE NV 89410

Consideration: \$ 0

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 132035001052

PREPARED BY: GAIL TRIVISON certifies herein that he or she has prepared this Deed.

Gail Trivison  
Signature of Preparer

JAN 21, 2021  
Date of Preparation

GAIL TRIVISON  
Printed Name of Preparer

**THIS QUITCLAIM DEED**, executed on JAN 22, 2021 in the County of DOUGLAS, State of NEVADA

by Grantor(s), ANNETTE JONES,  
whose post office address is 1551 LOMBARDY, GARDNERVILLE 89410,  
to Grantee(s), ANNETTE JONES FAMILY TRUST,  
whose post office address is 1551 LOMBARDY, GARDNERVILLE 89410.

**WITNESSETH**, that the said Grantor(s), ANNETTE JONES,  
for good consideration and for the sum of \$0  
(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DOUGLAS, State of NEVADA and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Annette Jones  
Signature of Grantor

NIA  
Signature of Second Grantor (if applicable)

ANNETTE JONES  
Print Name of Grantor

NIA  
Print Name of Second Grantor (if applicable)

[Signature]  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

Jeff Rosenbery  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Annette Jones, Trustee  
Signature of Grantee

NIA  
Signature of Second Grantee (if applicable)

ANNETTE JONES, TRUSTEE  
Print Name of Grantee

NIA  
Print Name of Second Grantee (if applicable)

[Signature]  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

Jeff Rosenbery  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of Nevada

County of Douglas

On Jan 22, 2021, before me, Monica L Sinclair, a notary public in and for said state, personally appeared, Annette Jones

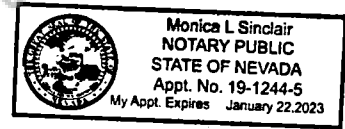
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Monica L Sinclair  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID  Drivers license

Type of ID Drivers License (Seal)



**EXHIBIT "A"  
LEGAL DESCRIPTION**

Order No.: 020707253

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

That certain parcel of land situated in and being a portion  
of the Northeast 1/4 of Section 34 and the Northwest 1/4 of  
Section 35 in Township 13 North, Range 20 East, M.D.B.&M.,  
described as follows:

Parcel 8-D-2 as set forth on that Final Parcel Map #LDA  
03-030 for ANNETTE R. JONES filed for record in the office  
of the County Recorder of Douglas County, Nevada on April  
20, 2004 in Book 0404 at Page 9521, as Document No. 610719.

A portion of Assessor's Parcel No. 1320-35-001-015

0612422

BK0504PG02230

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 132035001052  
 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>Trust OK</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: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: transfer 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.

X Signature Annette Jones Capacity owner  
 Signature N/A Capacity N/A

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Annette Jones  
 Address: 1551 Lombardy Rd  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Annette Jones Family Trust  
 Address: 1551 Lombardy Rd  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Nancy Rey Jackson, Ltd. Escrow # \_\_\_\_\_ Tel. No. (775) 782-4611  
 Address: 1591 Mono Avenue  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)