

DOUGLAS COUNTY, NV

**2021-961148**

RPTT:\$0.00 Rec:\$40.00

02/02/2021 11:50 AM

\$40.00 Pgs=4

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1318-15-611-061**

**WHEN RECORDED MAIL TO:**

TRACY J. ROBERTS, ATTORNEY  
LAW OFFICE OF TRACY J. ROBERTS  
3020 OLD RANCH PARKWAY, SUITE 300  
SEAL BEACH, CA 90740

**MAIL TAX NOTICES TO:**

QUINTIN R. WOOD, JR., TRUSTEE  
3212 MILLS AVENUE  
LA CRESCENTA, CA 91214

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, QUINTIN R. WOOD, JR., an unmarried man (herein, "Grantor"), whose address is 3212 Mills Ave, La Crescenta, CA 91214, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to QUINTIN R. WOOD, JR., Trustee, or any successors in trust, under the QUINTIN R. WOOD LIVING TRUST dated May 21, 2020 and any amendments thereto (herein, "Grantee"), whose address is 3212 Mills Ave, La Crescenta, CA 91214, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4 Hopi Court, Zephyr Cove, NV 89448

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 26th day of January, 2021.

GRANTOR:

Quintin R Wood Jr  
QUINTIN R. WOOD, JR.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

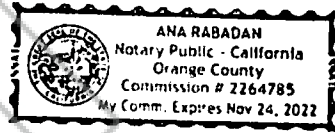
COUNTY OF Los Angeles

On January 26, 2021, before me, Ana Rabadan.

Notary Public, personally appeared QUINTIN R. WOOD, JR., who 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. I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ana Rabadan (Seal)  
My Commission Expires: 11/24/22

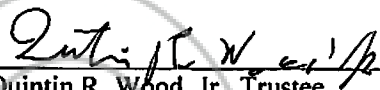


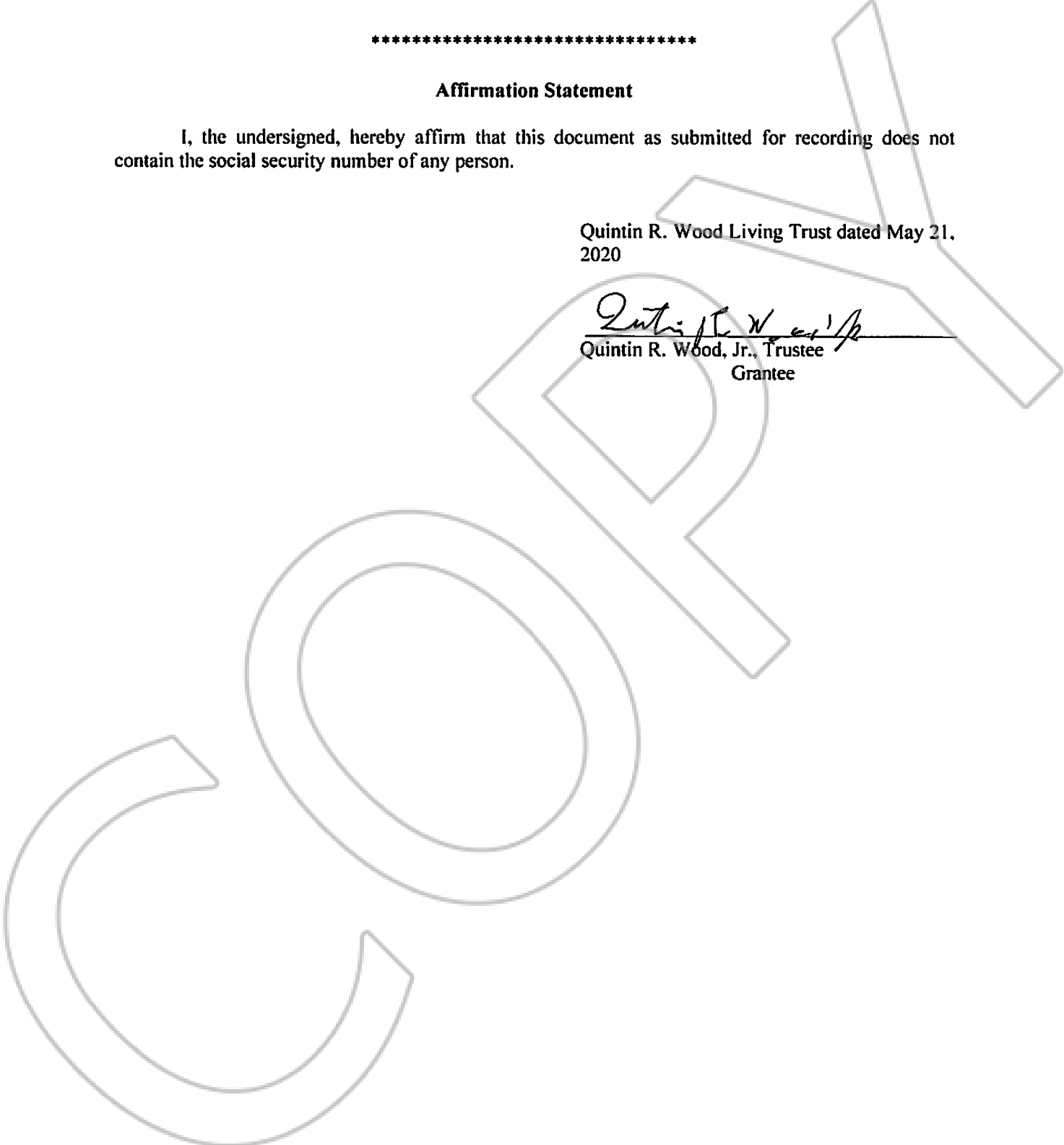
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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Quintin R. Wood Living Trust dated May 21,  
2020

  
\_\_\_\_\_  
Quintin R. Wood, Jr. Trustee  
Grantee



**EXHIBIT A**

Lot 9, in Block B, as shown on the Map of ROUND HILL VILLAGE UNIT NO. 4, filed in the Office of the County Recorder of Douglas County, Nevada, on April 25, 1966, as Document No. 31837.

Per NRS 111.312, this legal description was previously recorded in Book 599, Page 1150, on May 7, 1999, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-15-611-061  
 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 RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: verified Trust - JS

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 0.00  
 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 to Grantors trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Quintin R. Wood, Jr.* Capacity GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Quintin R. Wood, Jr.  
 Address: 3212 Mills Avenue  
 City: La Crescenta  
 State: CA Zip: 91214

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Quintin R. Wood Living Trust  
 Address: 3212 Mills Avenue  
 City: La Crescenta  
 State: CA Zip: 91214

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: U.S. Deeds Escrow #: N/A  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511