

APN: 1022-10-002-076

RECORDING REQUESTED BY:

Wendy Jo Francis
3955 Gray Hills Road
Wellington, Nevada 89444

MAIL TAX STATEMENTS TO:

Wendy Jo Francis
3955 Gray Hills Road
Wellington, Nevada 89444

*Pursuant to NRS 239B.030(4), I affirm that
the instrument contained below does not contain
the social security number of any person.*



KAREN ELLISON, RECORDER

E07

Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WENDY JO FRANCIS, (hereinafter "GRANTOR"), does hereby convey to the WENDY JO FRANCIS REVOCABLE TRUST dated 26 January 2021 (hereinafter "GRANTEE"), an undivided 100% interest in that certain real property located in Douglas County, in the State of Nevada, commonly known as 3955 Gray Hills Road, Wellington, Nevada, 89444, more particularly described as follows:

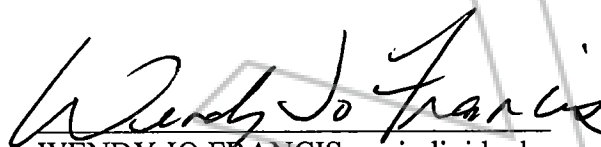
Lot 184, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on February 20, 1967, as Document No. 35464.

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.

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Pursuant NRS 111.312, this legal description was previously recorded at Document No. 0764211 on May 25, 2010.

DATED this 2nd day of February, 2021.


WENDY JO FRANCIS, an individual

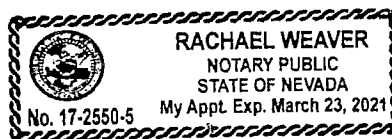
ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On February 2, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WENDY JO FRANCIS known to me to be the persons whose names are subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.


NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022-10-002-076
 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: <u>2/13/21</u> <i>SmartLAB</i>	
NOTES: _____	

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 into Trust without 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 *Wendy Jo Francis* Capacity Representative

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wendy Jo Francis
 Address: 3395 Gray Hills Road
 City: Wellington
 State: Nevada Zip: 89444

Print Name: Wendy Jo Francis Revocable Trust
 Address: 3395 Gray Hills Road
 City: Wellington
 State: Nevada Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Law Office of Michael S. Rowe, Esq. Escrow # _____
 Address: P.O. Box 2080
 City: Minden State: Nevada Zip: 89423