

DOUGLAS COUNTY, NV

2021-963979

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

03/23/2021 08:43 AM

PRIORITY TITLE AND ESCROW

KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:
1053 SKYLAND DRIVE
ZEPHYR COVE, NV 89448

RECORDATION REQUESTED BY/RETURN TO:
PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452

APN No. 1318-03-110-024

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 15th day of March 2021, by **JAMES D. REICHMUTH AND KRISTIN M. REICHMUTH TRUSTEES OF THE REICHMUTH FAMILY TRUST, DATED MAY 26, 1999**, to second party, **JAMES D. REICHMUTH AND KRISTIN M. REICHMUTH, HUSBAND AND WIFE.**

WITNESSETH, That the said first party, for good consideration in the amount of Ten Dollars and 00/100 (\$10.00) and good and other valuable consideration paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said second party(ies), as joint tenants with right of survivorship, and not as tenants in common, and to their successors and assigns 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 City of **ZEPHYR COVE**, County of **DOUGLAS**, State of **NEVADA**, to wit:

Lot 56 as shown on the map entitled Skyland Subdivision No. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on February 27, 1958, as Document No. 12967.

Property Address: 1053 SKYLAND DRIVE, ZEPHYR COVE, NV 89448

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

J. D. Reichmuth, Trustee
JAMES D. REICHMUTH, TRUSTEE

Kristin M. Reichmuth, Trustee
KRISTIN M. REICHMUTH, TRUSTEE

STATE OF California)
~~NEVADA~~)
COUNTY OF Santa Cruz) SS.

On, March 15, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **JAMES D. REICHMUTH, TRUSTEE and KRISTIN M. REICHMUTH, TRUSTEE**, personally known to me (or 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.

WITNESS my hand and official seal.



Rosemary Vukich
Notary Public
My Commission Expires Jan. 8, 2022

PREPARED BY:
ROBERT "BOB" WINES, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
687 6TH STREET STE. # 1
ELKO, NV 89801

State of Nevada
Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: 3/23/21 Trust Ok~A.B.
Notes: _____

1. Assessor Parcel Number(s)
a) 1318-03-110-024
b) _____
c) _____
d) _____
2. Type of Property:
a) Vacant Land **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 _____

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: _____
A transfer of title to or from 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 therein. Furthermore, the 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 [Signature] Capacity Trustee
Signature [Signature] Capacity Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)
Print Name: James Reichmuth
Address: 946 W Cliff Dr
City: Santa Cruz
State: CA Zip 95060

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Kristin Reichmuth
Address: 946 W. Cliff Dr
City: Santa Cruz
State: CA Zip 95060

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Priority Title Escrow # 112049661
Address: 641 Lynnhaven Pkwy
City: Virginia Beach State VA Zip 23452

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)