

By: WFG Lender Services

APN: 1220-21-610-006

AFTER RECORDING RETURN TO:
WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 1628245NV

MAIL TAX STATEMENTS TO:

Bret Bowers
Shelley Bowers
1319 Yellow Jacket Lane
Gardnerville, NV 89460

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3
WFG LENDER SERVICES-RESWARE
KAREN ELLISON, RECORDER
2021-965559
04/15/2021 09:31 AM
E07

1628245NV

QUITCLAIM DEED

THIS DEED made and entered into on this 22nd day of Sept, 2020, by and between **Bret Bowers and Shelley Bowers, as Trustees of the Bret Bowers and Shelley Bowers Living Trust dated February 24, 2016, for the Benefit of Bret Bowers and Shelley Bowers**, a mailing address of 1319 Yellow Jacket Lane, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Bret Bowers and Shelley Bowers, husband and wife, as joint tenants with right of survivorship**, a mailing address of 1319 Yellow Jacket Lane, Gardnerville, NV 89460, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1319 Yellow Jacket Lane, Gardnerville, NV 89460

Prior instrument reference: Document Number: 2016-890338, Recorded: 11/08/2016

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 22nd day of Sept, 2020.

[Signature]
Bret Bowers, as Trustee of the Bret Bowers and Shelley Bowers Living Trust dated February 24, 2016, for the Benefit of Bret Bowers and Shelley Bowers

[Signature]
Shelley Bowers, as Trustee of the Bret Bowers and Shelley Bowers Living Trust dated February 24, 2016, for the Benefit of Bret Bowers and Shelley Bowers

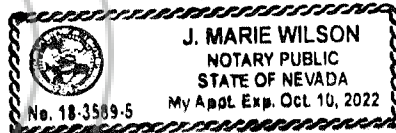
STATE OF NV
COUNTY OF Douglas

On 22nd Sept 2020, before me, the undersigned, a Notary Public in and for said State personally appeared **Bret Bowers and Shelley Bowers, as Trustees of the Bret Bowers and Shelley Bowers Living Trust dated February 24, 2016**, 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC SIGNATURE

J. Marie Wilson
Printed Name of Notary Public



My commission expires: 10-10-2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

LOT 357 OF GARDNERVILLE RANCHOS UNIT NO. 6, ACCORDING TO THE MAP THEREOF,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF
NEVADA ON MAY 29, 1973, AS DOCUMENT NO. 66512.

PARCEL ID NUMBER: 1220-21-610-006

PROPERTY COMMONLY KNOWN AS: 1319 Yellow Jacket Lane, Gardnerville, NV 89460

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-610-006
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: to remove from trust for no 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 [Signature] Capacity: grantee
 Signature Shelley Bowers Capacity: grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: _____
 Address: 1319 Yellow Jacket Lane
 City: Gardnerville
 State: Nevada Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Bret Bowers and Shelley Bowers
 Address: 1319 Yellow Jacket Lane
 City: Gardnerville
 State: Nevada Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ RETURN TO: _____ Escrow # _____
 Address: WFG LENDER SERVICES
RECORDING DEPARTMENT
 City: 2625 TOWNSGATE RD SUITE 101 State: _____ Zip: _____
WESTLAKE VILLAGE, CA 91361