

DOUGLAS COUNTY, NV

2021-967641

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

05/18/2021 01:01 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E03

APN: 1219-03-002-103

R.P.T.T.: \$0.00

Exempt: (3)

Recording Requested By:

Christopher H. Sheerin
1365 Delores Way
Gardnerville, NV 89460

After Recording Mail To:

Christopher H. Sheerin, et al
1365 Delores Way
Gardnerville, NV 89460

Send Subsequent Tax Bills To:

Christopher H. Sheerin, et al
1365 Delores Way
Gardnerville, NV 89460

QUITCLAIM DEED

68205952-6837618

THIS INDENTURE WITNESSETH THAT, Christopher H. Sheerin and Keri A. Sheerin, Trustees of the Christopher and Keri Sheerin Family Trust dated November 9, 2018, who acquired as Christopher H. Sheerin and Keri A. Sheerin, Trustees of the Christopher and Keri Sheerin Family Trust, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Christopher H. Sheerin and Keri A. Sheerin, Trustees of the Christopher and Keri Sheerin Family Trust dated November 9, 2018, whose address is 1365 Delores Way, Gardnerville, NV 89460,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 227 Goa Way, Gardnerville, NV 89460

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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(Attached to and becoming a part of Quitclaim Deed dated 10-26-2020 between Christopher H. Sheerin and Keri A. Sheerin, Trustees of the Christopher and Keri Sheerin Family Trust dated November 9, 2018, who acquired title as Christopher H. Sheerin and Keri A. Sheerin, Trustees of the Christopher and Keri Sheerin Family Trust, as Seller(s) and Christopher H. Sheerin and Keri A. Sheerin, Trustees of the Christopher and Keri Sheerin Family Trust dated November 9, 2018, as Purchaser(s).)

WITNESS my/our hands, this 26 day of October, 2020.

Christopher H. Sheerin
Christopher H. Sheerin, Trustee

K-AS
Keri A. Sheerin, Trustee

STATE OF Nevada)
COUNTY OF Douglas) ss

This instrument was acknowledged before me, this 26 day of October, 2020, by Christopher H. Sheerin, Trustee and Keri A. Sheerin, Trustee.

NOTARY STAMP/SEAL

Sherry Whitney
Notary Public

notary public
Title and Rank
My Commission Expires: 2/23/21

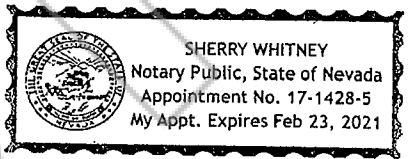


EXHIBIT A – LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 3 AS SHOWN ON THAT CERTAIN PARCEL MAP LDA 01-096 FOR LINDA LODATO BARTLETT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 2, 2003 IN BOOK 0403, OF OFFICIAL RECORDS AT PAGE 776, AS DOCUMENT NO. 57282.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on December 12, 2018, as Document No. 2018-923538 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-03-002-103
 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: _____	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (N/a))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: A transfer of title recognizing the true status of ownership of the real property.
Adding trust date.

5. Partial Interest: Percentage being transferred: 100 %
 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 Christopher H. Sheerin Capacity: GRANTOR
 Signature Keri Sheerin Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Christopher and Keri Sheerin Family Trust
 Address: 1365 Delores Way
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christopher and Keri Sheerin Family Trust
 Address: 1365 Delores Way
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Amrock - Recording Department
 Address: 662 Woodward Avenue
 City: Detroit

Escrow # 68605952
 State: MI Zip: 48226

Prepared By:

Amrock – Recording Department
662 Woodward Avenue
Detroit, MI 48226

CERTIFICATION OF TRUST

I/We Christopher H. Sheerin and Keri A. Sheerin, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: Christopher and Keri Sheerin Family Trust is currently in existence and was created on November 9, 2018.
2. The trust was established by: Christopher H. Sheerin and Keri A. Sheerin
3. The current trustee(s) of the trust is/are: Christopher H. Sheerin and Keri A. Sheerin
4. The power(s) granted to the trustee(s) include:
 - The power to sell, convey and exchange the real property which is the subject of this transaction. Yes ___ No
 - The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. Yes ___ No.
5. The trust is Revocable and is revocable by the following party(ies):
Christopher H. Sheerin and Keri A. Sheerin
6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction: Christopher H. Sheerin and Keri A. Sheerin
7. The trust identification number is as follows (Last Four Digits of SS#, etc.) 3697
8. Title to trust assets shall be taken in the following fashion: Quitclaim Deed

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

Christopher H. Sheerin
Christopher H. Sheerin, Trustee

K-A Sheerin
Keri A. Sheerin, Trustee

Date: 26 OCT 2020

STATE OF Nevada)
COUNTY OF Douglas) ss.

On 10-26-2020, before me personally appeared Christopher H. Sheerin, Trustee and Keri A. Sheerin, Trustee, to be known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Sherry Whitney
Notary Signature

County, Douglas
My commission expires 2/23/21

