

DOUGLAS COUNTY, NV

2021-968510

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/02/2021 02:54 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

**APN:** 1220-22-410-014

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

Exempt: (7)

**Recording Requested By:**

James Joseph Oden  
636 Long Valley Road  
Gardnerville, NV 89460

**After Recording Mail To:**

James Joseph Oden, et al  
636 Long Valley Road  
Gardnerville, NV 89460

**Send Subsequent Tax Bills To:**

James Joseph Oden, et al  
636 Long Valley Road  
Gardnerville, NV 89460

**QUITCLAIM DEED**

67413858-5734962

THIS INDENTURE WITNESSETH THAT, James Joseph Oden and Nancy Jane Oden, trustees of the James Joseph and Nancy Jane Oden Living Trust, utd January 25, 2007, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to James Joseph Oden and Nancy Jane Oden, husband and wife as joint tenants with right of survivorship and not as tenants in common, whose address is 636 Long Valley Road, 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: 636 Long Valley Road, 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.

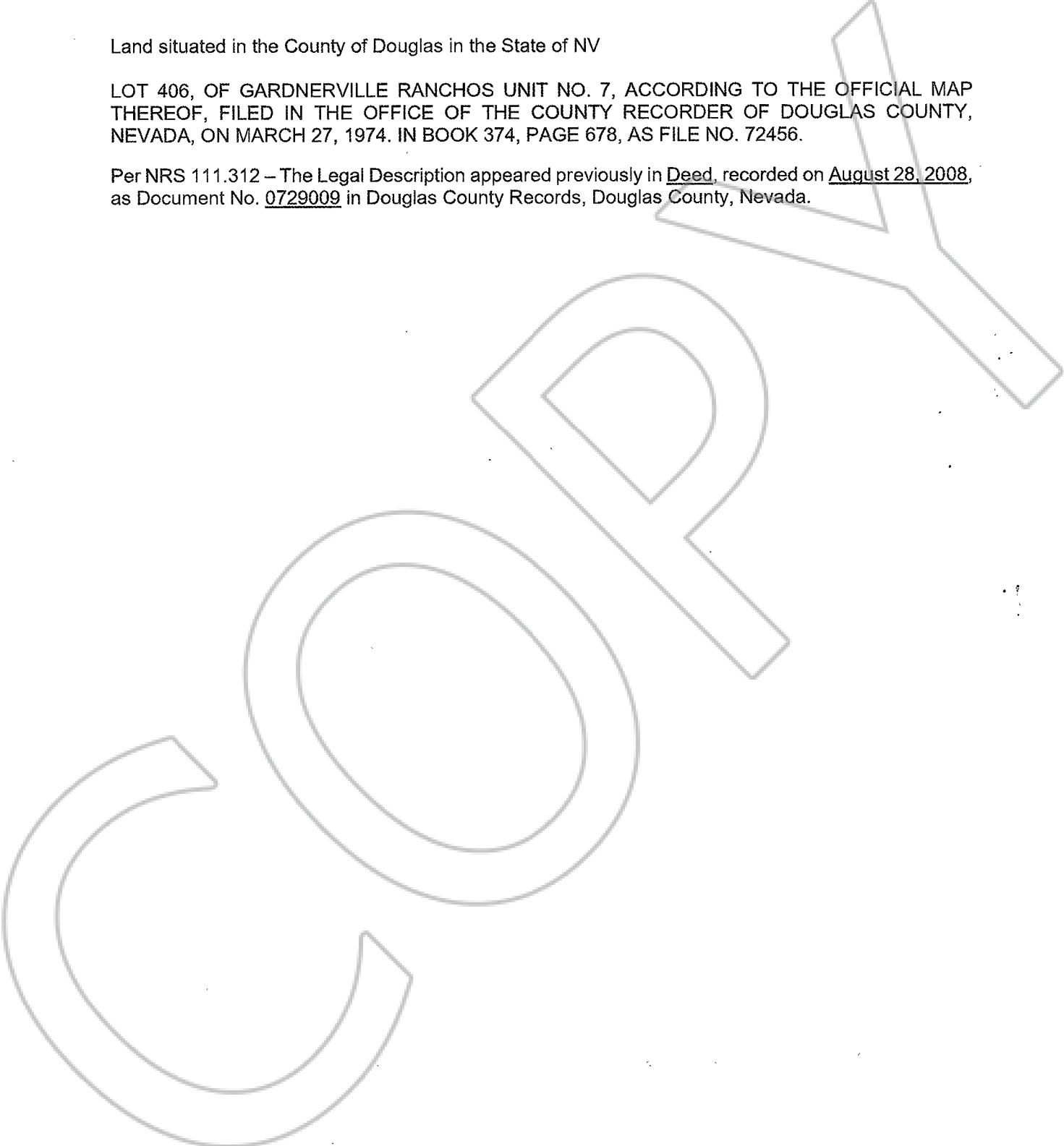


## EXHIBIT A – LEGAL DESCRIPTION

Land situated in the County of Douglas in the State of NV

LOT 406, OF GARDNERVILLE RANCHOS UNIT NO. 7, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974. IN BOOK 374, PAGE 678, AS FILE NO. 72456.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on August 28, 2008, as Document No. 0729009 in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-22-410-014  
 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: Trust cert - ke          |             |

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 7  
 b. Explain Reason for Exemption: Transfers without consideration to a trust

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 James Joseph Oden and Nancy Jane Oden Capacity: Grantor  
 Signature James Joseph and Nancy Jane Oden Living Trust Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: James Joseph Oden and Nancy Jane Oden  
 Address: 636 Long Valley Road  
 City: Gardnerville  
 State: NV      Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: James Joseph and Nancy Jane Oden Living Trust  
 Address: 636 Long Valley Road  
 City: Gardnerville  
 State: NV      Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Amrock - Recording Department      Escrow # 67415858  
 Address: 662 Woodward Avenue  
 City: Detroit      State: MI      Zip: 48226