

DOUGLAS COUNTY, NV

2021-968613

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/04/2021 08:23 AM

SOLIDIFI TITLE AGENCY, LTD - 0506

KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:

**PEGGY L. LYON
2342 KINCAID AVENUE
MINDEN, NV 89423**

RECORDATION REQUESTED BY/RETURN TO:

GLENN R. LYON
PEGGY L. LYON
2342 KINCAID AVENUE
MINDEN, NV 89423

APN No. 1320-11-001-018

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 22nd day of January 2021, by GLENN R. LYON AND PEGGY L. LYON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE LYON LIVING TRUST OF 1997, AND ANY AMENDMENTS THERETO, to second party, PEGGY L. LYON, UNMARRIED.

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 MINDEN, County of DOUGLAS, State of NEVADA, to wit:


ALL THAT REAL PROPERTY SITUATE IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 3, OF THAT PARCEL MAP FOR ROY AND MARY COLLIER, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 22, 1988 IN BOOK 1288, AT PAGE 3079, DOCUMENT NO. 193135, OFFICIAL RECORDS.

BEING THE SAME PROPERTY CONVEYED TO GLENN R. LYON AND PEGGY L. LYON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE LYON LIVING TRUST OF 1997, AND ANY AMENDMENTS THERETO FROM GLENN R. LYON AND PEGGY L. LYON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, IN A DEED DATED JUNE 19, 2012 AND RECORDED JULY 26, 2012, IN BOOK 0712 PAGE 6655.

Property Address: 2342 KINCAID AVENUE, MINDEN, NV 89423

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




PEGGY L. LYON, TRUSTEE

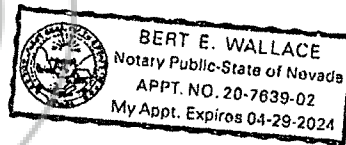
STATE OF NEVADA)
COUNTY OF Douglas) SS.

On, January 22, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared PEGGY L. LYON, 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.



Notary Public
My Commission Expires: 4/29/2024



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

Signed under oath, as a sealed instrument this 28 day of JANUARY, 2021




GLENN R. LYON, Trustee

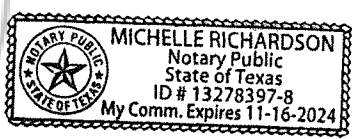
COUNTY OF Collin STATE OF NEVADA ⁱⁿ Texas

On this 28th day of January, 2021, personally appeared before me, a Notary Public in and for said County and State, Glenn R. Lyon, who acknowledged that they executed the above instrument, as their free act and deed.

WITNESS my hand and official seal.



Notary Public in and for said
County and State
My Commission Expires: 11/16/2024



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-11-001-018
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust Ok BC</u>	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: DEEDING OUT OF 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 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 *Peggy Lyons* Capacity: Grantor
 Signature *Peggy Lyons* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
GLENN R. LYON AND PEGGY L. LYON, TRUSTEES LYON LIVING TRUST
 Print Name: _____
 Address: 2342 Kincaid Avenue
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
 Print Name: PEGGY L. LYONS
 Address: 2342 Kincaid Avenue
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: SOLIDIFI Escrow # ASV-2754903
 Address: 88 Silva Ln #210
 City: Middletown State: RI Zip: 02842