

DOUGLAS COUNTY, NV

2021-968682

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/07/2021 08:57 AM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 1420-07-614-003

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

Exempt: (7)

**Recording Requested By:**

Theodore Osier  
3535 Smoketree Avenue  
Carson City, NV 89705

**After Recording Mail To:**

Theodore Osier, et al  
3535 Smoketree Avenue  
Carson City, NV 89705

**Send Subsequent Tax Bills To:**

Theodore Osier, et al  
3535 Smoketree Avenue  
Carson City, NV 89705

67966211-5965549

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT, Theodore Osier and Michelle L. Osier, husband and wife, as joint tenants with right of survivorship and not as tenants in common, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Theodore Osier and Michelle L. Osier, Trustees of the Theodore Osier and Michelle L. Osier Family Trust dated April 15, 2014, whose address is 3535 Smoketree Avenue, Carson City, CA 89705,

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: 3535 Smoketree Avenue, Carson City, NV 89705

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 3, IN BLOCK C, OF THE FINAL MAP OF SUNRIDGE HEIGHTS II, PHASE 1, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 30, 1993, AS DOCUMENT NO. 311338.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on \_\_\_\_\_, as Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_ in Douglas County Records, Douglas County, Nevada.

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

a) 1420-07-614-003  
 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
i) <input type="checkbox"/>	Other		

FOR RECORDERS OPTIONAL USE ONLY Notes: <u>6/7/21 Trust Ok~A.B.</u>
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**3. Total Value/Sales Price of Property:**

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ (N/A )</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: \_\_\_\_\_  
Transfer to a trust without consideration.

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 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 *Theodore Osier / Michelle R. Osier* Capacity Grantor  
 Signature *Theodore Osier* Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Theodore Osier and Michelle L. Osier  
 Address: 3535 Smoketree Avenue  
 City: Carson City  
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Theodore Osier and Michelle L. Osier Family Trust  
 Address: 3535 Smoketree Avenue  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Amrock - Recording Department Escrow # 67966211  
 Address: 662 Woodward Avenue  
 City: Detroit State: MI Zip: 48226