

DOUGLAS COUNTY, NV

2021-969373

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/21/2021 08:37 AM

FNC TITLE SERVICES, LLC

KAREN ELLISON, RECORDER

E03

APN: 132002001047

AFTER RECORDING RETURN TO:

Allegiant Reverse Services
1430 Blue Oaks Blvd. # 120
Roseville, CA 95747
File No. ARS-49250

MAIL TAX STATEMENTS TO:

James Welch Jackson
Victoria Jackson
1729 Toni Court
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 9th day of June, 2021, by and between **James Welch Jackson and Victoria Jackson, as Trustees of The James Welch Jackson and Victoria Jackson 1989 Trust dated on April 19, 1989, restated in its entirety on September 14, 2011 first amendment to the restated Trust dated on June 11, 2015 and second amendment dated on April 29, 2016**, a mailing address of 1729 Toni Court, Minden, NV 89423, hereinafter referred to as Grantor(s) and **James Welch Jackson and Victoria Jackson, as Trustees of the James Welch Jackson and Victoria Jackson 1989 Trust dated April 19, 1989 as amended and restated March 6, 2018**, a mailing address of 1729 Toni Court, Minden, NV 89423, 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: 1729 Toni Court, Minden, NV 89423

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 9th day of June, 2021.

James Welch Jackson
James Welch Jackson, as Trustee of The James Welch Jackson and Victoria Jackson 1989 Trust dated on April 19, 1989, restated in its entirety on September 14, 2011 first amendment to the restated Trust dated on June 11, 2015 and second amendment dated on April 29, 2016

Victoria Jackson
Victoria Jackson, as Trustee of The James Welch Jackson and Victoria Jackson 1989 Trust dated on April 19, 1989, restated in its entirety on September 14, 2011 first amendment to the restated Trust dated on June 11, 2015 and second amendment dated on April 29, 2016

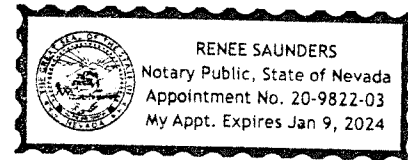
STATE OF NV
COUNTY OF Douglas

On 6-9-2021, before me, the undersigned, a Notary Public in and for said State personally appeared James Welch Jackson and Victoria Jackson, 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.

Renee Saunders
Notary Public Signature
Renee Saunders
Printed Name of Notary Public

My commission expires: 01-09-2024



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

ARS-49250

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3B, AS SHOWN ON PARCEL MAP NO. 1010 FOR RAYMOND M. SMITH FILED IN
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY
13, 1995, IN BOOK 795, PAGE 1321, AS DOCUMENT NO. 365984, OFFICIAL RECORDS.

PER NRS 111.312 - THE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DEED ,
RECORDED ON NOVEMBER 6 , 2013. AS BOOK 1113, PAGE 1358, IN DOUGLAS COUNTY
RECORDS, DOUGLAS COUNTY, NEVADA .

Tax Parcel ID No.: 132002001047

Commonly known as: 1729 Toni Court, Minden, NV 89423

However, by showing this address no additional coverage is provided

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 132002001047
 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: _____	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: adding the amendment to the 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.

X Signature [Signature] Capacity: Grantor
 X Signature [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

X Print Name: Jame waldy Jackson
 Address: 1729 Toni CT
 City: Minden
 State: NV Zip: 89423

X Print Name: VICTORIA JACKSON
 Address: 1729 Toni CT
 City: Minden
 State: NV Zip: 89423

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

Print Name: FMC Title / Victoria Robinson Escrow # ADS - 49250
 Address: 300 Piccard Dr Ste 105
 City: Rockville, MD State: MD Zip: 20850