DOUGLAS COUNTY, NV Rec:\$40.00

Total:\$40.00 PEGGY LYON 2021-970281

07/01/2021 02:10 PM

Pgs=3

APN # 1320-11-001-018

RECORDING REQUESTED AND RETURN TO:

Lifeline Estate Services, Inc. 3708 Lakeside Dr. Ste. 202 Reno, NV 89509

MAIL TAX STATEMENT TO:

Peggy L. Lyon 2342 Kincaid Avenue Minden, NV 89423



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

PEGGY L. LYON, unmarried, hereby quitclaims to PEGGY L. LYON, trustee or successor trustee of the PEGGY LYON TRUST DATED OCTOBER 30, 2017, the following described real estate in Douglas County, State of Nevada:

SEE ATTACHED EXHIBIT A

Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof. This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: July 1st, 2021

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

STATE OF NEVADA

) SS:

COUNTY OF WASHOE

ACKNOWLEDGMENT

Personally came before me this 1st day of July, 2021 the above named Peggy L. Lyon, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Tiffany H. Rushing NOTARY PUBLIC STATE OF NEVADA Appt. No. 19-5385-02 Appt. Expires November 22, 2023

Tiffany H. Rushing, Notary Public

Washoe County, Nevada

Commission Expires 11/22/2023

EXHIBIT A

ALL THAT REAL PROPERTY SITUATE IN THE NORTHEAST ¼ 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.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Quitclaim Deed, recorded in the office of the County Recorder of Douglas County, Nevada on June 4, 2021, as Document No. 2021-968613, of Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues, and profits thereof.



STATE OF NEVADA DECLARATION OF VALUE

1. Assesso a) 1320-11-(b) c) d)	or Parcel Number(s) 001-018					
2. Type of	Property:	i				
c) e)	Vacant Land b) Condo/Twnhse d) Apt. Bldg. f) Agricultural h) other	Single Fam. Res. 2-4 Plex Comm'l/Ind'l Mobile Home	FOR RECORD DOCUMENT/IN BOOK DATE OF REC NOTES:	NSTRUMEN [*]		unt oprate
3. Total Value/Sales Price of Property: Deed in Lieu of foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: \$0 \$0 \$0 \$0 \$0 \$0						
 4. <u>If Exemption Claimed:</u> a. Transfer Tax Exemption, per NRS 375.090, Section: 7 b. Explain Reason for Exemption: Transfer to a revocable living trust without consideration. Peggy L. Lyon is the creator and trustor of the Peggy Lyon Trust Dated 10/30/17 						
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 disallowance of any claimed exemption, or other determination of additional taxes 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 ow Signature:		19-			Capacity:	Trustee
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION						
<u>OLLLLN (C</u>	(REQUIRED)			(REQUIRED)		•
Print Name:	: Peggy L. Lyon	\wedge	Print Name:		-	ttee of the
Address:	2342 Kincaid Ave.		Address:	2342 Kinca	aid Ave.	Peggy Lyon
City:	Minden	/ /	City:	Minden	7: 00400	Trust
State:	NV Zip: 89423	/	State:	NV	Zip: 89423	DTD 10/30/17
A CONTRACTOR OF THE PROPERTY O						
COMPANY /PERSON REQUESTING RECORDING						
(REQUIRED IF NOT THE SELLER OR BUYER) Print Name: Lifeline Estate Services, Inc Escrow #						
Address: 3708 Lakeside Dr. Suite 202						
Address. City:	Reno	State:	NV	Zip:	89509	
Oity.	(AS A PUBLIC RECORD TH			•		