

DOUGLAS COUNTY, NV

2021-973322

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/30/2021 03:48 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 1420-28-111-019

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

Exempt: (7)

Recording Requested By:

Alan B. McMaster
2971 Hot Springs Road
Minden, NV 89423

After Recording Mail To:

Alan B. McMaster
2971 Hot Springs Road
Minden, NV 89423

Send Subsequent Tax Bills To:

Alan B. McMaster
2971 Hot Springs Road
Minden, NV 89423

70993661 - 7560253

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Alan B. McMaster and Charlotte S. McMaster, husband and wife as joint tenants, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Alan B. McMaster and Charlotte S. McMaster, as Trustees of the Alan and Charlotte McMaster Living Trust dated December 14, 2006, whose address is 2971 Hot Springs Road, Minden, NV 89423,

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: 2971 Hot Springs Road, Minden, NV 89423

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.

PRO

70993661QDXX1010103



(Attached to and becoming a part of Quitclaim Deed dated August 20, 2021 between Alan B. McMaster and Charlotte S. McMaster, husband and wife as joint tenants, as Seller(s) and Alan B. McMaster and Charlotte S. McMaster, as Trustees of the Alan and Charlotte McMaster Living Trust dated December 14, 2006, as Purchaser(s).)

WITNESS my/our hands, this 20 day of August, 2021.

[Signature]
Alan B. McMaster

[Signature]
Charlotte S. McMaster

STATE OF Nevada

COUNTY OF Douglas ss

This instrument was acknowledged before me, this 20 day of August, 2021, by Alan B. McMaster and Charlotte S. McMaster.

NOTARY STAMP/SEAL

[Signature]
Notary Public

Notary
Title and Rank
My Commission Expires: 4-3-2024

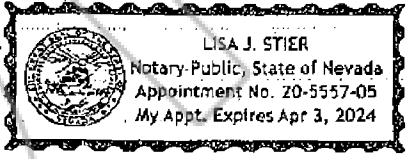


EXHIBIT A – LEGAL DESCRIPTION

LOT 1 AS SET FORTH IN THE OFFICIAL PLAT MAP OF SARATOGA SPRINGS ESTATES UNIT NO. 2, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 23, 1994 IN BOOK 594 AT PAGE 3894 AS DOCUMENT NO. 338088 AND AMENDED BY DOCUMENT RECORDED JULY 8, 1994 IN BOOK 794 AT PAGE 1165 AS DOCUMENT NO. 341498 OF OFFICIAL RECORDS.

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.

PRO

70993661QDXX1010303



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-28-111-019
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input 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 checked="" type="checkbox"/> Other PUD | |

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

- 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 or from 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 [Signature] Capacity: GRANTOR
 Signature [Signature] Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Alan B. McMaster and Charlotte S. McMaster
 Address: 2971 Hot Springs Road
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Alan and Charlotte McMaster Living Trust
 Address: 2971 Hot Springs Road
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Amrock - Recording Department
 Address: 662 Woodward Avenue
 City: Detroit

Escrow # 70993661
 State: MI Zip: 48226