

By: WFG Lender Services

APN 122015611019

AFTER RECORDING RETURN TO:

WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 1747012NV

MAIL TAX STATEMENTS TO.

Claude D. Smith
1574 Fifth Green Court
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 25 day of January, 2021, by and between **Claude D. Smith, Surviving Trustee, or any successors in Trust under The Claude D. Smith and Isabel Smith Living Trust u/t/d 4/27/1990**, a mailing address of 1574 Fifth Green Court, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Claude D. Smith, an unmarried man**, a mailing address of 1574 Fifth Green Court, Gardnerville, NV 89460, 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. 1574 Fifth Green Court, Gardnerville, NV 89460

Prior instrument reference. Document Number. 2017-898801, Recorded 05/18/2017

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 25 day of January, 2021.

Claude D Smith
Claude D. Smith, Surviving Trustee, or any successors in Trust under The Claude D. Smith and Isabel Smith Living Trust u/t/d 4/27/1990

STATE OF Nevada
COUNTY OF Douglas

On January 25, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared Claude D. Smith personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is 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

[Signature]
NOTARY PUBLIC SIGNATURE

Lisa J Stier
Printed Name of Notary Public



My commission expires 4-3-2024

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

EXHIBIT A
LEGAL DESCRIPTION

LOT 45, OF THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965, IN BOOK 28, PAGE 117, AS DOCUMENT NO 28310, AND AMENDED TITLE SHEET ON JUNE 4, 1965, IN BOOK 81, PAGE 687, AS DOCUMENT NO. 28378

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA

PARCEL ID. 122015611019

PROPERTY COMMONLY KNOWN AS: 1574 FIFTH GREEN COURT, GARDNERVILLE, NV
89460

**STATE OF NEVADA
DECLARATION OF VALUE**

1 Assessor Parcel Number(s)
 a 122015611019
 b. _____
 c. _____
 d. _____

2 Type of Property
 a Vacant Land b Single Fam. Res
 c Condo/Twnhse d 2-4 Plex
 e Apt Bldg f Comm'l/Ind'l
 g Agricultural h Mobile Home
 Other

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

3 a Total Value/Sales Price of Property \$ 278969.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c Transfer Tax Value \$ 279000.00
 d. Real Property Transfer Tax Due \$ 1,088.10

4. If Exemption Claimed:

a Transfer Tax Exemption per NRS 375 090, Section _____
 b. Explain Reason for Exemption _____

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 Claude D Smith Capacity: Grantor/GRANTEE
AS SURVIVING TRUSTEE

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name Claude D. Smith
 Address: 1574 Fifth Green Ct
 City: Gardnerville
 State Nevada Zip 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: CLAUDE D SMITH
 Address: 1574 FIFTH GREEN COURT
 City: GARDNERVILLE
 State NV Zip. 89460

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

Print Name WEG LENDER SERVICES
 Address: 2625 TOWNSGATE RD
 City: WESTLAKE VILLAGE, CA 91361

Escrow # 1747012NV
 State _____ Zip. _____