

DOUGLAS COUNTY, NV

2021-973748

Rec:\$40.00

Total:\$40.00

09/09/2021 10:33 AM

KRISTIN REICHMUTH

Pgs=5



KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:

JAMES D. REICHMUTH
KRISTIN M. REICHMUTH

1053 SKYLAND DRIVE
ZEPHYR COVE, NV 89448

*946 W. Cliff Dr.
Santa Cruz, CA 95060*

RECORDATION REQUESTED BY/RETURN TO:

~~PRIORITY TITLE & ESCROW~~
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452

*Kristin Reichmuth
946 W. Cliff Dr.
Santa Cruz, CA 95060*

APN No. 1318-03-110-024

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 4th day of September 2021, by JAMES D. REICHMUTH AND KRISTIN M. REICHMUTH, HUSBAND AND WIFE, to second party, JAMES D. REICHMUTH AND KRISTIN M. REICHMUTH, TRUSTEES OF THE REICHMUTH FAMILY TRUST, DATED MAY 26, 1999.

WITNESSETH, That the said first party, for good consideration in the amount of Ten Dollars and 00/100 (\$10.00) and good and other valuable consideration paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said second party(ies), and to their successors and assigns forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of ZEPHYR COVE, County of DOUGLAS, State of NEVADA, to wit:

Lot 56 as shown on the map entitled Skyland Subdivision No. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on February 27, 1958, as Document No. 12967.

Property Address: 1053 SKYLAND DRIVE, ZEPHYR COVE, NV 89448

**EXHIBIT A
LEGAL DESCRIPTION**

FILE NO.: 112049661

All the following described real estate, situated in the County of Douglas and the State of Nevada known and described as follows, to wit:

Lot 56 as shown on the map entitled Skyland Subdivision No. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on February 27, 1958, as Document No. 12967.

Being all and the same lands and premises conveyed to James D. Reichmuth and Kristin M. Reichmuth Trustees of The Reichmuth Family Trust, dated May 26, 1999 by James D. Reichmuth and Kristin M. Reichmuth in a Quit Claim Deed dated 10/03/2019 and recorded 05/20/2020 in Document Number 2020-946335, in the Land Records of Douglas County, NV.

Tax Map No.: 1318-03-110-024

Property Address: 1053 Skyland Drive, Zephyr Cove, NV 89448

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Cruz }

On 09/04/2021, before me, Carlos S Mendoza, Notary Public,
personally appeared Dame D Reichmuth, Kristin M Reichmuth

who 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE _____

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quit Claim Deed

Document Date: 09/04/2021 Number of Pages: 3

Signer(s) Other than Named Above: _____

State of Nevada
Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: Trust OK BC
Notes: _____

1. Assessor Parcel Number(s)
a) 1318-03-110-024
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
i) Other _____

3. Total Value/Sales Price of Property: \$ 540,400.00
Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
Transfer Tax Value: \$ 0.00
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: _____
A transfer of title to or from a trust without consideration

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 therein. 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 [Signature] Capacity Individual, Trustee
Signature [Signature] Capacity Individual, Trustee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: James Reichmuth/Kristin Reichmuth
Address: 946 W. Cliff Dr.
City: Santa Cruz
State: CA Zip 95060

(REQUIRED)
Print Name: Reichmuth Family Trust dated 5/26/99
Address: 946 W. Cliff Dr.
City: Santa Cruz
State: CA Zip 95060

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State _____ Zip _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)