

DOUGLAS COUNTY, NV

2021-974118

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/16/2021 04:01 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 132035002053

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

Exempt: (7)

Recording Requested By:

Jack James Silveira
1794 Bitterbrush Court
Gardnerville, NV 89410

After Recording Mail To:

Jack James Silveira
1794 Bitterbrush Court
Gardnerville, NV 89410

Send Subsequent Tax Bills To:

Jack James Silveira
1794 Bitterbrush Court
Gardnerville, NV 89410

71051728-7649950

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Jack James Silveira, a single man, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Jack James Silveira, Trustee of the Jack James Silveira Living Trust, dated May 25, 2018, whose address is 1794 Bitterbrush Court, Gardnerville, NV 89410,

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: 1794 Bitterbrush Court, Gardnerville, NV 89410

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

71051728QDXXI010103



(Attached to and becoming a part of Quitclaim Deed dated _____ between Jack James Silveira, a single man, as Seller(s) and Jack James Silveira, Trustee of the Jack James Silveira Living Trust, dated May 25, 2018, as Purchaser(s).)

WITNESS my/our hands, this 12th day of September, 2021.

Jack James Silveira
Jack James Silveira

STATE OF Nevada)

COUNTY OF Douglas)
SS

This instrument was acknowledged before me, this 12th day of September, 2021, by Jack James Silveira.

NOTARY STAMP/SEAL

Lela Smith
Notary Public

Notary Public in and for the State of Nevada
Title and Rank
My Commission Expires: March 11, 2024
County of Lyon



EXHIBIT A – LEGAL DESCRIPTION

Land situated in the County of Douglas in the State of NV

LOT 5, BLOCK H, AS SET FORTH ON THE MAP OF WILDFLOWER RIDGE, UNIT NO. 7B, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 2, 1991, BOOK 1091, PAGE 331, AS DOCUMENT NO. 261707, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Per NRS 111.312 – The Legal Description appeared previously in Deed recorded on _____, as Book _____, Page _____, as Document No. _____ in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 132035002053
 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: Trust cert - ok ke	

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 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 Jack James Silveira Capacity: Grantor
 Signature Jack James Silveira Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Jack James Silveira
 Address: 1794 Bitterbrush Court
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Jack James Silveira Living Trust
 Address: 1794 Bitterbrush Court
 City: Gardnerville
 State: NV Zip: 89410

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

Escrow # 71051728
 State: MI Zip: 48226