

DOUGLAS COUNTY, NV

2021-974204

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

09/17/2021 03:51 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 1220-22-110-140

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

Exempt: (7)

Recording Requested By:

John P. Duignan
752 Lois Court
Gardnerville, NV 89460

After Recording Mail To:

John P. Duignan, et al
752 Lois Court
Gardnerville, NV 89460

Send Subsequent Tax Bills To:

John P. Duignan, et al
752 Lois Court
Gardnerville, NV 89460

71239371-7645186 **QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT, John P. Duignan and Victoria L. Duignan, a married couple as joint tenants with right of survivorship and not as tenants in common, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to John P. Duignan and Victoria L. Duignan, Trustees of the John and Victoria L. Duignan Family Trust Dated August 28, 2000, whose address is 752 Lois Court, Gardnerville, NV 89460,

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: 752 Lois Court, Gardnerville, NV 89460

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.

SIGNED IN COUNTER-PART

PRO

71239371QDXXI010104



(Attached to and becoming a part of Quitclaim Deed dated _____ between John P. Duignan and Victoria L. Duignan, a married couple as joint tenants with right of survivorship and not as tenants in common, as Seller(s) and John P. Duignan and Victoria L. Duignan, Trustees of the John and Victoria L. Duignan Family Trust Dated August 28, 2000, as Purchaser(s).)

WITNESS my/our hands, this 13th day of September, 2021

John P. Duignan
John P. Duignan

STATE OF Nevada)

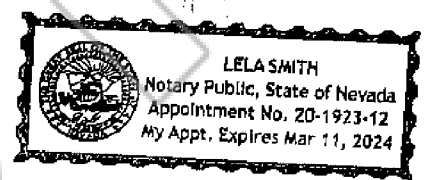
COUNTY OF Douglas) SS

This instrument was acknowledged before me, this 13th day of September, 2021, by John P. Duignan.

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



ADDITIONAL SIGNATURE/S ON THE FOLLOWING PAGE

(Attached to and becoming a part of Quitclaim Deed dated _____ between John P. Duignan and Victoria L. Duignan, a married couple as joint tenants with right of survivorship and not as tenants in common, as Seller(s) and John P. Duignan and Victoria L. Duignan, Trustees of the John and Victoria L. Duignan Family Trust Dated August 28, 2000, as Purchaser(s).)

WITNESS my/our hands, this 13th day of September, 2021

Victoria L. Duignan
Victoria L. Duignan

STATE OF Nevada)

COUNTY OF Douglas)
SS

This instrument was acknowledged before me, this 13th day of September, 2021, by Victoria L. Duignan.

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

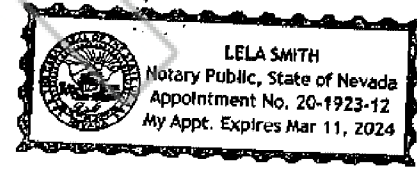


EXHIBIT A – LEGAL DESCRIPTION

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

LOT 93, AS SHOWN BY MAP OF GARDNERVILLE RANCHOS UNIT NO. 5, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 4, 1970, IN BOOK 80, PAGE 675, AS DOCUMENT NO. 50056.

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.

COOPER



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-22-110-140
 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: <u>Trust ok - js</u>	

- 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 John P. Duignan Capacity: Trustee 9-13-21
 Signature Victoria L. Duignan Capacity: Trustee 9-13-21

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: John P. Duignan and Victoria L. Duignan
 Address: 752 Lois Court
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: John and Victoria L. Duignan Family Trust
 Address: 752 Lois Court
 City: Gardnerville
 State: NV Zip: 89460

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

Escrow # 71239371
 State: MI Zip: 48226