

**APN: 142007113006**

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

Exempt: (7)

**Recording Requested By:**

John Khalil Washington  
878 Meadow Vista Drive  
Carson City, NV 89705

**After Recording Mail To:**

John Khalil Washington, et al  
878 Meadow Vista Drive  
Carson City, NV 89705

**Send Subsequent Tax Bills To:**

John Khalil Washington, et al  
878 Meadow Vista Drive  
Carson City, NV 89705

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT, John Khalil Washington and Arla Squibb Washington, husband and wife, as community property with right of survivorship, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to John Khalil Washington and Arla Squibb Washington, Trustees or their successors in trust, under the John Khalil Washington and Arla Squibb Washington Revocable Living Trust, dated November 13, 2019, and any amendments thereto, whose address is 878 Meadow Vista Drive, Carson City, NV 89705,

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: 878 Meadow Vista Drive, Carson City, NV 89705

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.

(Attached to and becoming a part of Quitclaim Deed dated \_\_\_\_\_ between John Khalil Washington and Arla Squibb Washington, husband and wife, as community property with right of survivorship, as Seller(s) John Khalil Washington and Arla Squibb Washington, Trustees or their successors in trust, under the John Khalil Washington and Arla Squibb Washington Revocable Living Trust, dated November 13, 2019, and any amendments theretoand, as Purchaser(s).)

WITNESS my/our hands, this 14 day of September, 2020.

[Signature]  
John Khalil Washington

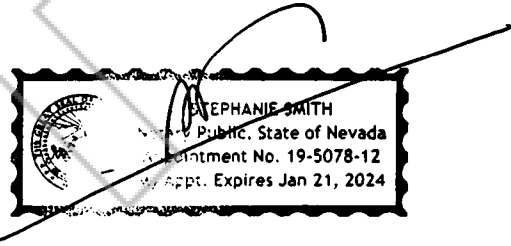
Arla S. Washington  
Arla Squibb Washington

STATE OF Nevada )  
COUNTY OF Douglas )<sup>ss</sup>

This instrument was acknowledged before me, this 14th day of September, 2020, by John Khalil Washington and Arla Squibb Washington.

**NOTARY STAMP/SEAL**

Stephanie Smith  
Notary Public  
Notary  
Title and Rank  
My Commission Expires: Jan 21, 2024



# EXHIBIT A – LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

LOT 27, IN BLOCK C AS SHOWN ON THE FINAL MAP OF VALLEY VISTA ESTATES<sup>1</sup>, PHASE 1B, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 1, 1995 IN BOOK 695, PAGE 389, AS DOCUMENT NO. 363386.

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.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 142007113006  
 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 ( NA ) )  
 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: Transfer out of a Trust without consideration.

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 Aria S. Washington Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: John Khalil Washington and Aria Squibb Washington Revocable Living Trust  
 Address: 878 Meadow Vista Dr.  
 City: Carson City  
 State: NV      Zip: 89705

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: John Khalil Washington and Aria Squibb Washington  
 Address: 878 Meadow Vista Dr.  
 City: Carson City  
 State: NV      Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: AMROCK - Recording Dept      Escrow # 68272587  
 Address: 662 Woodward Ave.  
 City: Detroit      State: MI      Zip: 48226