

APN: 1220-12-510-003

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

Exempt: (7)

Recording Requested By:

uDeed, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

After Recording Mail To:

uDeed, LLC - 99070
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Send Subsequent Tax Bills To:

Jacqueline G. Aboody, Trustee
6 Corte Vizcaya
San Clemente, CA 92673

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Jacqueline G. Aboody a/k/a Jacqueline Denniston Aboody, SUCCESSOR TRUSTEE OF THE ABOODY FAMILY TRUST DATED NOVEMBER 1, 2006**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Jacqueline G. Aboody a/k/a Jacqueline Denniston Aboody, TRUSTEE OF THE ABOODY FAMILY TRUST DATED NOVEMBER 1, 2006, TRUST A**, whose address is 6 Corte Vizcaya, San Clemente, California 92673,

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: **1149 Cortez Lane, Gardnerville, Nevada 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.

WITNESS my/our hands, this _____ day of Nov 3, 2021.

THE ABOODY FAMILY TRUST

Jacqueline G. Aboody a/k/a Jacqueline Denniston
Jacqueline G. Aboody a/k/a Jacqueline Denniston Aboody, Successor Trustee
Jacqueline Aboody
Successor Trustee

STATE OF _____)

ss

COUNTY OF _____)

This instrument was acknowledged before me, this _____ day of _____, 20____, by **Jacqueline G. Aboody a/k/a Jacqueline Denniston Aboody, Successor Trustee.**

NOTARY STAMP/SEAL

-separated-

Notary Public

Title and Rank
My Commission Expires: _____

ACKNOWLEDGMENT

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 Orange

On November 3, 2021 before me, Judy C. Liao, Notary Public
(insert name and title of the officer)

personally appeared Jacqueline Denniston Aboody,
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 the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Judy C. Liao (Seal)

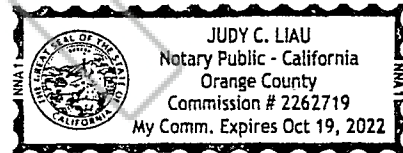


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., FURTHER DESCRIBED AS FOLLOWS:

LOT 37 IN BLOCK G AS SET FORTH ON FINAL SUBDIVISION MAP 2DA #01-083 FOR PINION RIDGE, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON SEPTEMBER 15, 2003 IN BOOK 903, PAGE 7332 AS DOCUMENT NO. 589938, OFFICIAL RECORDS.

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain and Sale Deed**, recorded on **December 01, 2020**, as Document No. **2020-957343** in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-12-510-003
 b) _____
 c) _____
 d) _____

Trust OK - JS

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

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: Transfer without consideration to or from 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: *Augustine S. Aboody* Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **THE ABOODY FAMILY TRUST**
 Address: **6 Corte Vizcaya**
 City: **San Clemente**
 State: **California** Zip: **92673**

Print Name: **THE ABOODY FAMILY TRUST, TRUST A**
 Address: **6 Corte Vizcaya**
 City: **San Clemente**
 State: **California** Zip: **92673**

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

Print Name: **uDeed, LLC - 99070**
 Address: **1349 Galleria Drive, Suite 100**
 City, State, Zip: **Henderson, NV 89014-8624**

Escrow #: _____

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)