

DOUGLAS COUNTY, NV

2022-980413

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/28/2022 08:53 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E07

APN: 1318-26-101-069

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

Exempt: (7)

Recording Requested By:

David Reginald Quinn, Sr.

144 Rosewood Circle

Stateline, NV 89449

After Recording Mail To:

David Reginald Quinn, Sr., et al

144 Rosewood Circle

Stateline, NV 89449

Send Subsequent Tax Bills To:

David Reginald Quinn, Sr., et al

144 Rosewood Circle

Stateline, NV 89449

Reference: 479479

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, David Reginald Quinn, Sr., also known as David Quinn and Flora B. Quinn, husband and wife as joint tenants, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to David Reginald Quinn, Sr. and Flora B. Quinn, Trustees of the David Reginald Quinn, Sr. and Flora B. Quinn 2019 Family Trust dated August 1, 2019, whose address is 144 Rosewood Circle, Stateline, NV 89449,

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: 144 Rosewood Circle, Stateline, NV 89449

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.

EXHIBIT A – LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of STATELINE, County of DOUGLAS, State of Nevada, and is described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 7 AS SET FORTH ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 15, 1978, AS DOCUMENT NO. 18562.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on September 16, 2019, as Document No. 2019-935216 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-26-101-069
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: 1/28/22 ~A.B. Trust Ok	

3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer with consideration to a trust.

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 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 David Quinn Capacity: GRANTOR
 Signature Flora B. Quinn Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: David Quinn and Flora B. Quinn
 Address: 144 Rosewood Circle
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: David Reginald Quinn Sr. and Flora B. Quinn 2019 Family Trust
 Address: 144 Rosewood Circle
 City: Stateline
 State: NV Zip: 89449

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

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