

DOUGLAS COUNTY, NV

2022-981036

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

02/10/2022 02:30 PM

WFG LENDER SERVICES-RESWARE

KAREN ELLISON, RECORDER

E03

APN: 1318-15-611-016

AFTER RECORDING RETURN TO:

WFG Lender Services
5000 Legacy Drive, Suite 190
Plano, TX 75024
File No. 2014960NV

MAIL TAX STATEMENTS TO:

Ronald D. Huxley
Anna Huxley
Allan Drew Huxley
Moon Chung Kang Huxley
315 Seminole Way
Zephyr Cove, NV 89448

Recording Requested by:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, CA 91361

QUITCLAIM DEED

THIS DEED made and entered into on this 18 day of January, 2022, by and between **Ronald D. Huxley and Anna Huxley, as Co-Trustees of the Huxley Family Trust U/D/T June 17, 2009 and Allan Drew Huxley and Moon Chung Kang Huxley, as Co-Trustees of the Huxley Family Trust, dated August 26, 2009, as their interests may appear, who erroneously acquired title as The Huxley Family Trust, dated August 26, 2009**, a mailing address of 315 Seminole Way, Zephyr Cove, NV 89448, hereinafter referred to as Grantor(s) and **Ronald D. Huxley and Anna Huxley, as Co-Trustees of the Huxley Family Trust U/D/T June 17, 2009 and Allan Drew Huxley and Moon Chung Kang Huxley, as Co-Trustees of the Huxley Family Trust, dated August 26, 2009, as their interest may appear**, a mailing address of 315 Seminole Way, Zephyr Cove, NV 89448, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

LOT 5 IN BLOCK C, AS SHOWN ON THE MAP OF ROUND HILL VILLAGE UNIT 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 25, 1966.

Also known as: 315 Seminole Way, Zephyr Cove, NV 89448

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 18 day of January, 202022.

Allan Drew Huxley

Allan Drew Huxley, as Co-Trustee of the Huxley Family Trust, dated August 26, 2009, as their interests may appear, who erroneously acquired title as The Huxley Family Trust, dated August 26, 2009

Moon Chung Kang Huxley

Moon Chung Kang Huxley, as Co-Trustee of the Huxley Family Trust, dated August 26, 2009, as their interests may appear, who erroneously acquired title as The Huxley Family Trust, dated August 26, 2009

STATE OF _____
COUNTY OF _____

On _____, before me, the undersigned, a Notary Public in and for said State personally appeared Allan Drew Huxley and Moon Chung Kang Huxley, as Co-Trustees of the Huxley Family Trust, dated August 26, 2009, as their interests may appear, who erroneously acquired title as The Huxley Family Trust, dated August 26, 2009, personally known to me (or 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public Signature

Printed Name of Notary Public

My commission expires: _____

No title exam performed by the preparer. Legal description and party's names provided by the party.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 VENTURA }
On 1/18/2022 before me, CRISTINA BERECHET, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared ALLAN J REW HUXLEY, MOOH CHUNG
Name(s) of Signer(s)
KRAG HUXLEY

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 _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITCLAIM DEED

Document Date: 1/18/2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Dated this 24th day of January, 20 22.

Ronald Denis Huxley
Ronald D. Huxley, as Co-Trustee of the Huxley Family Trust U/D/T June 17, 2009, as their interests may appear, who erroneously acquired title as The Huxley Family Trust, dated August 26, 2009,

Anna Huxley
Anna Huxley, as Co-Trustee of the Huxley Family Trust U/D/T June 17, 2009, as their interests may appear, who erroneously acquired title as The Huxley Family Trust, dated August 26, 2009,

STATE OF _____
COUNTY OF _____

On _____, before me, the undersigned, a Notary Public in and for said State personally appeared Ronald D. Huxley and Anna Huxley, as Co-Trustees of the Huxley Family Trust U/D/T June 17, 2009, as their interests may appear, who erroneously acquired title as The Huxley Family Trust, dated August 26, 2009, personally known to me (or 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public Signature

Printed Name of Notary Public

My commission expires: _____

CALIFORNIA ALL PURPOSE 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 Placer)

On 01/24/2022 before me, Gina Gonzalez Notary
Public,

Date

(here insert name and title of the officer)

personally appeared Ronald D. Huxley and Anna Huxley

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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Quitclaim Deed Number of Pages: _____

Document Date: 01/18/2022 Other: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318 15 611 016
 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: _____	

3. a. Total Value/Sales Price of Property \$ 1,250,000
 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 3
 b. Explain Reason for Exemption: Correcting vesting, recognizing time status

5. Partial Interest: Percentage being transferred: 0 %

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 Allan Drew Huxley Capacity: Grantor

Signature Moon Chung Kang Huxley Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Allan Drew Huxley
 Address: 810 Deer Willow Court
 City: Newbury Park
 State: California Zip: 91320

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: MOON CHUNG HUXLEY
 Address: 810 DEER WILLOW CT
 City: NEWBURY PARK
 State: CA Zip: 91320

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: WFG Lender Services Escrow # 2014960NV
 Address: 2625 Townsgate Rd, Suite 101
 City: Westlake Village State: CA Zip: 91361

RECORDING REQUESTED BY:
5000 Legacy Drive, Suite 190
Plano, TX 75024
WHEN RECORDED MAIL TO:
5000 Legacy Drive, Suite 190
Plano, TX 75024

Order No.: 2014960NV
Tax Account No: 1318-15-611-016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATION OF TRUST

The undersigned declare(s) under penalty of perjury under the laws of the State of Nevada that the following is true and correct:

1. The Trust known as THE HUXLEY FAMILY TRUST, executed on JUNE 17, 2009, is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are): RONALD D. HUXLEY AND ANNA HUXLEY
3. The name(s) of the currently acting trustee(s) is (are): RONALD D. HUXLEY AND ANNA HUXLEY
4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):
 Power to acquire additional property.
 Power to sell and execute deeds.
 Power to encumber, and execute deeds of trust.
 Other: _____
5. The Trust is (check one): Revocable Irrevocable
6. The name of the person who may revoke the Trust is: RONALD D. HUXLEY AND ANNA HUXLEY
7. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are):
2, whose name(s) is (are): RONALD D. HUXLEY AND ANNA HUXLEY
8. Title to Trust assets is to be taken as follows: RONALD D. HUXLEY AND ANNA HUXLEY, AS CO-TRUSTEES OF THE HUXLEY FAMILY TRUST U/D/T JUNE 17, 2009
9. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
10. I (we) am (are) all of the currently acting trustees.
11. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: 1/24/2022

Ronald D. Huxley
RONALD D. HUXLEY

Dated: 01/24/2022

Anna Huxley
ANNA HUXLEY

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 Placer

On January 24, 2022 before me, Gina Gonzalez, Notary Public, personally appeared
(here insert name and title of the officer)

Ronald D. Huxley and Anna Huxley

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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)

