

DOUGLAS COUNTY, NV

2022-981442

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

02/22/2022 08:34 AM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

**APN:** 1319-10-610-003

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

Exempt: (7)

**Recording Requested By:**

Wayne Patrick Seward  
2279 Meadowlark Lane  
Genoa, NV 89411

**After Recording Mail To:**

Wayne Patrick Seward, et al  
2279 Meadowlark Lane  
Genoa, NV 89411

**Send Subsequent Tax Bills To:**

Wayne Patrick Seward, et al  
2279 Meadowlark Lane  
Genoa, NV 89411

70826067-7513604

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT, Wayne Patrick Seward and Patricia Lorraine Seward, Trustees of The Seward Family Trust dated February 17, 2021, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Wayne Patrick Seward and Patricia Lorraine Seward, husband and wife, as joint tenants with right of survivorship and not as tenants in common, whose address is 2279 Meadowlark Lane, Genoa, NV 89411,

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: 2279 Meadowlark Lane, Genoa, NV 89411

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.

PRO

70826067QDXXV010103



(Attached to and becoming a part of Quitclaim Deed dated August 5, 2021  
between Wayne Patrick Seward and Patricia Lorraine Seward, Trustees of The Seward Family Trust  
dated February 17, 2021, as Seller(s) and Wayne Patrick Seward and Patricia Lorraine Seward,  
husband and wife, as joint tenants with right of survivorship and not as tenants in common, as  
Purchaser(s).)

WITNESS my/our hands, this 5 day of August, 2021.

Wayne Patrick Seward Patricia Lorraine Seward  
Wayne Patrick Seward, Trustee Patricia Lorraine Seward, Trustee

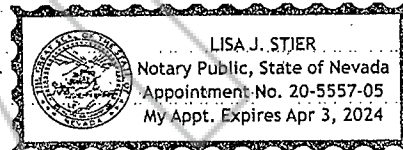
STATE OF Nevada )  
COUNTY OF Douglas )  
SS

This instrument was acknowledged before me, this 5 day of  
August, 2021, by Wayne Patrick Seward, Trustee and Patricia Lorraine  
Seward, Trustee.

NOTARY STAMP/SEAL

[Signature]  
Notary Public

Notary  
Title and Rank  
My Commission Expires: 4-3-2024



## EXHIBIT A – LEGAL DESCRIPTION

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

LOT 28, AS SHOWN ON THE OFFICIAL MAP OF PIONEER TRAIL RANCH SUBDIVISION, UNIT NO. 2, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 27, 1972, IN BOOK 1 OF MAPS, AS DOCUMENT NO. 57534.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on February 25, 2021, as Document No. 2021-962536 in Douglas County Records, Douglas County, Nevada.

PRO

70826067QDXXV010303



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-10-610-003  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>2/22/22 Trust Ok~A.B.</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 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: Wayne Patrick Seward Capacity: Grantor

Signature: Patricia Lorraine Seward Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Seward Family Trust  
 Address: 2279 Meadowlark Lane  
 City: Genoa  
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Wayne Patrick Seward and Patricia Lorraine Seward  
 Address: 2279 Meadowlark Lane  
 City: Genoa  
 State: NV Zip: 89411

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

Escrow # 70826067  
 State: MI Zip: 48226