

APN: 1420-28-701-052

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

Exempt: (7)

Recording Requested By:

Diane M. Mugford
1308 Saratoga Street
Minden, NV 89423

After Recording Mail To:

Diane M. Mugford
1308 Saratoga Street
Minden, NV 89423

Send Subsequent Tax Bills To:

Diane M. Mugford
1308 Saratoga Street
Minden, NV 89423

6726458

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Diane M. Mugford, Trustee of the Diane M. Mugford Irrevocable Trust dated August 9, 2019, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Diane M. Mugford, an unmarried woman, whose address is 1308 Saratoga Street, Minden, NV 89423,

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: 1308 Saratoga Street, Minden, NV 89423

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

Land situated in the County of Douglas in the State of NV

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 28, PROCEED SOUTH 0°08' WEST, 981.87 FEET ALONG THE QUARTERS SECTION LINE, WHICH IS ALSO THE CENTERLINE OF VICKY LANE, AND 80 FOOT COUNTY ROAD, TO A POINT; THENCE NORTH 89°54' EAST, 288.18 FEET, TO THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHWEST CORNER OF THE PARCEL; CONTINUE THENCE NORTH 89°54' EAST, 123.94 FEET TO THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 0°08' WEST, 339.69 FEET TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE SOUTH 89°54' WEST, 123.94 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SARATOGA DRIVE, THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 0°08' EAST, 339.60 FEET TO THE TRUE POINT OF BEGINNING.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on August 14, 2019, as Document No. 2019-933501 in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-28-701-052
 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: Trust ok - js

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 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 Diane M Mugford Capacity: 100 %
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Diane M. Mugford Irrevocable Trust
 Address: 1308 Saratoga Street
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Diane M. Mugford
 Address: 1308 Saratoga Street
 City: Minden
 State: NV Zip: 89423

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

Escrow # 69257483
 State: MI Zip: 48226