

DOUGLAS COUNTY, NV

2022-982503

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/15/2022 12:15 PM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E07

APN: 1219-04-001-016

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280416467

MAIL TAX STATEMENTS TO:

CLIFFORD ERIK LA CROIX and DIANN JANETTE LA CROIX
198 Taylor Creek Road
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 10th day of March, 2022, by and between **CLIFFORD E. LACROIX and DIANN J. LACROIX, AS TRUSTEES FOR THE LACROIX FAMILY TRSUT, DATED SEPTEMBER 2014**, a mailing address of 198 Taylor Creek Road, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **CLIFFORD ERIK LA CROIX and DIANN JANETTE LA CROIX, HUSBAND AND WIFE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 198 Taylor Creek Road, Gardnerville, NV 89460, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 198 Taylor Creek Road, Gardnerville, NV 89460

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 10th day of March, 2022.

Clifford E. Lacroix

CLIFFORD E. LACROIX, AS TRUSTEE FOR THE LACROIX FAMILY TRSUT, DATED SEPTEMBER 2014

Diann J. Lacroix

DIANN J. LACROIX, AS TRUSTEE FOR THE LACROIX FAMILY TRSUT, DATED SEPTEMBER 2014

STATE OF NV
COUNTY OF Douglas

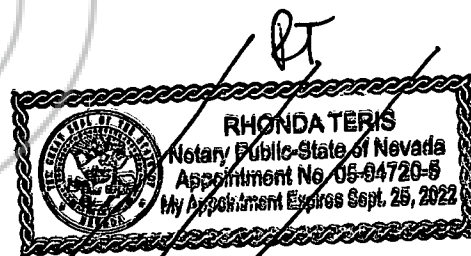
On March 10, 2022, before me, the undersigned, a Notary Public in and for said State personally appeared CLIFFORD E. LACROIX and DIANN J. LACROIX, AS TRUSTEES FOR THE LACROIX FAMILY TRSUT, DATED SEPTEMBER 2014 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) 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.

[Signature]
Notary Public Signature

Rhonda Teris
Printed Name of Notary Public

My commission expires: 9-25-22



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



EXHIBIT A
LEGAL DESCRIPTION

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

LOT 19 AS SET FORTH ON THE FINAL SUBDIVISION MAP PD #1-017 FOR TAYLOR CREEK ESTATES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON APRIL 26, 2002, IN THE BOOK 0402, AT PAGE 8620, AS DOCUMENT NO. 540786

PARCEL ID NUMBER: 1219-04-001-016

PROPERTY COMMONLY KNOWN AS: 198 TAYLOR CREEK ROAD, GARDNERVILLE, NV,
89460

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-04-001-016
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: 3/15/22 Trust Ok~A.B.

3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 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 07
 b. Explain Reason for Exemption: Out of Trust For no consideration.

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: [Signature] Capacity: Grantor & Grantee
 Signature: [Signature] Capacity: Grantor & Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: CLIFFORD E. LACROIX and DIANN J. LACROIX, AS TRUSTEES**
 Address: 198 Taylor Creek Road
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: CLIFFORD ERIK LA CROIX and DIANN JANETTE LA CROIX
 Address: 198 Taylor Creek Road
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____