

APN: 1420-35-201-004

When Recorded, Please Return To:
Cassandra Jones, Esq.
PO Box 1616
Minden, NV 89423



KAREN ELLISON, RECORDER E07

Mail Future Tax Statements To:
Mr. and Mrs. Phillip Harwood, Trustees
1625 Chowbuck Drive
Minden NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PHILLIP S. HARWOOD and LAURA J. HARWOOD, husband and wife as joint tenants with full rights of survivorship, do hereby remise, release, and forever quitclaim and transfer all interest to PHILLIP SEAH HARWOOD and LAURA JEAN HARWOOD, Trustees of the *PHILLIP SEAN HARWOOD AND LAURA JEAN HARWOOD LIVING TRUST dated July 22, 2021*, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as:

See Exhibit A attached hereto and incorporated herein by this reference.

Pursuant to NRS 111.312, the above legal description previously appeared in the Grant, Bargain and Sale Deed recorded in the Official Records of Douglas County, Nevada, on October 30, 2017, as Document Number 2017-906193.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Date: July 22, 2021

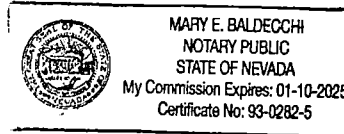
PHILLIP S. HARWOOD

LAURA J. HARWOOD

State of Nevada)
County of Douglas)

This instrument was acknowledged before me on July 22, 2021, by PHILLIP S. HARWOOD and LAURA J. HARWOOD.

Notary Public



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MINDEN, COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

All that certain lot, place of parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land situated in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 14 North, Range 20 East, M.D.B. & M. County of Douglas, State of Nevada more particularly described as follows, to wit:

COMMENCING at a point on the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, which bears North $89^{\circ}57'$ East a distance of 332.52 feet from the Northwest corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to the True Point of Beginning; thence continuing North $89^{\circ}57'$ East along the North line of said Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ a distance of 351.08 feet to a point, thence South $0^{\circ}05'$ East, parallel to the West line of said Section 35, a distance of 1,020 feet to a point; thence $89^{\circ}57'$ West parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ a distance of 474.60 feet to a point; thence North $0^{\circ}05'$ West, parallel to the West line of said Section 35, a distance of 627 feet to a point; thence North $89^{\circ}57'$ East, parallel to the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 123.52 feet to a point, thence North $0^{\circ}05'$ West parallel to the West line of said Section 35, a distance of 393 feet to the POINT OF BEGINNING

EXCEPT THEREFROM all that portion of the above-described parcel of land that was conveyed to Wilton E. Funk, et ux, in deed recorded February 7, 1975, in Book 275, Page 210, Document No. 78109, Official Records, described as follows:

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 14 North, Range 20 East, M.D.B. & M., County of Douglas State of Nevada, described as follows:

COMMENCING at a point on the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, which bears North $89^{\circ}57'$ East, a distance of 683.60 feet from the Northwest corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ thence South $0^{\circ}05'$ East parallel to the West line of said Section 35, a distance of 561.09 feet to the True Point of Beginning; thence continuing South $0^{\circ}05'$ East parallel to the West line of said Section 35, a distance 458.91 feet; thence South $89^{\circ}57'$ West, a distance of 474.60 feet; thence North $0^{\circ}57'$ West, parallel to the West line of said Section 35, a distance of 458.91 feet; thence North $89^{\circ}57'$ East, a distance of 464.60 feet to the Point of Beginning.

Excepting that a portion of said land known as Chowbuck Drive, as dedicated to the Douglas County, Nevada in document recorded June 9, 1966, in Book 41, Page 197, Document No. 32490, of Official records of Douglas County, Nevada.
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This legal description was previously recorded on May 5, 1995, as Document No. 36159, in Book 595, Page 761, in the Official Records of Douglas County, Nevada.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 1420-35-201-004
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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok BC</u>	

3. Total Value/Sales Price of Property \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: transfer to trust without 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 *Phillip Harwood* Capacity Grantor
Signature *Laura Harwood* Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Phillip S. Harwood & Laura J. Harwood
1625 Chowbuck Street
Minden NV 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Phillip Sean Harwood & Laura Jean Harwood, Trustees of the Phillip Sean Harwood and Laura Jean Harwood Living Trust
1625 Chowbuck Street
Minden NV 89423

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

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