

HP-293569

Mail tax statements to: John W. Russell  
271 Orion Lane, Unit D, Stateline,  
NV 89449

Return recorded deed to:  
Doma Insurance Agency, Inc. FKA  
States Title Agency, Inc.  
Recording Dept  
4 Park Plaza, Suite 1500  
Irvine, CA 92614

APN: 1319-30-516-024

### QUITCLAIM DEED

This Indenture, made on the 13th day of April, 2022, by and between John William Russell, a married man as his sole and separate property, whose address is 271 Orion Lane, Unit D, Stateline, NV 89449, hereinafter referred to as Grantor(s), for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to Grantor(s) herein by John W. Russell, as Trustee of THE JOHN W. RUSSELL LIVING TRUST, dated July 13, 2011, and any amendments thereto, Grantee(s), whose address is 271 Orion Lane, Unit D, Stateline, NV 89449, receipt of which is hereby acknowledged and confessed, Grantor(s) hereby remises, releases, and forever QUITCLAIMS unto Grantee(s) all of the following real property, described as follows:

LOT 44. UNIT D, TAHOE VILLAGE UNIT NO. 1, AN AMENDED MAP OF ALPINE VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 7, 1971, IN BOOK 94. PAGE 203, AS DOCUMENT NO. 55769.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor(s) by instrument recorded on 07/06/2020 at Instrument Number 2020-948637, pursuant to Grant, Bargain, Sale Deed recorded on 07/06/2020 at Instrument Number 2020-948638 in the records of Douglas County, Nevada.

Commonly known as: 271 Orion Lane, Unit D, Stateline, NV 89449. This address is provided for informational purposes only.

This Conveyance is made by Grantor(s) subject to the following exceptions:

- (a) discrepancies, conflict in boundary lines, shortage in area and encroachments which would be disclosed through a correct and proper survey or physical inspection of the Property;

(b) any and all covenants, conditions, easements, reservations, rights-of-way and restrictions affecting the property as evidenced by instruments filed in the public records;

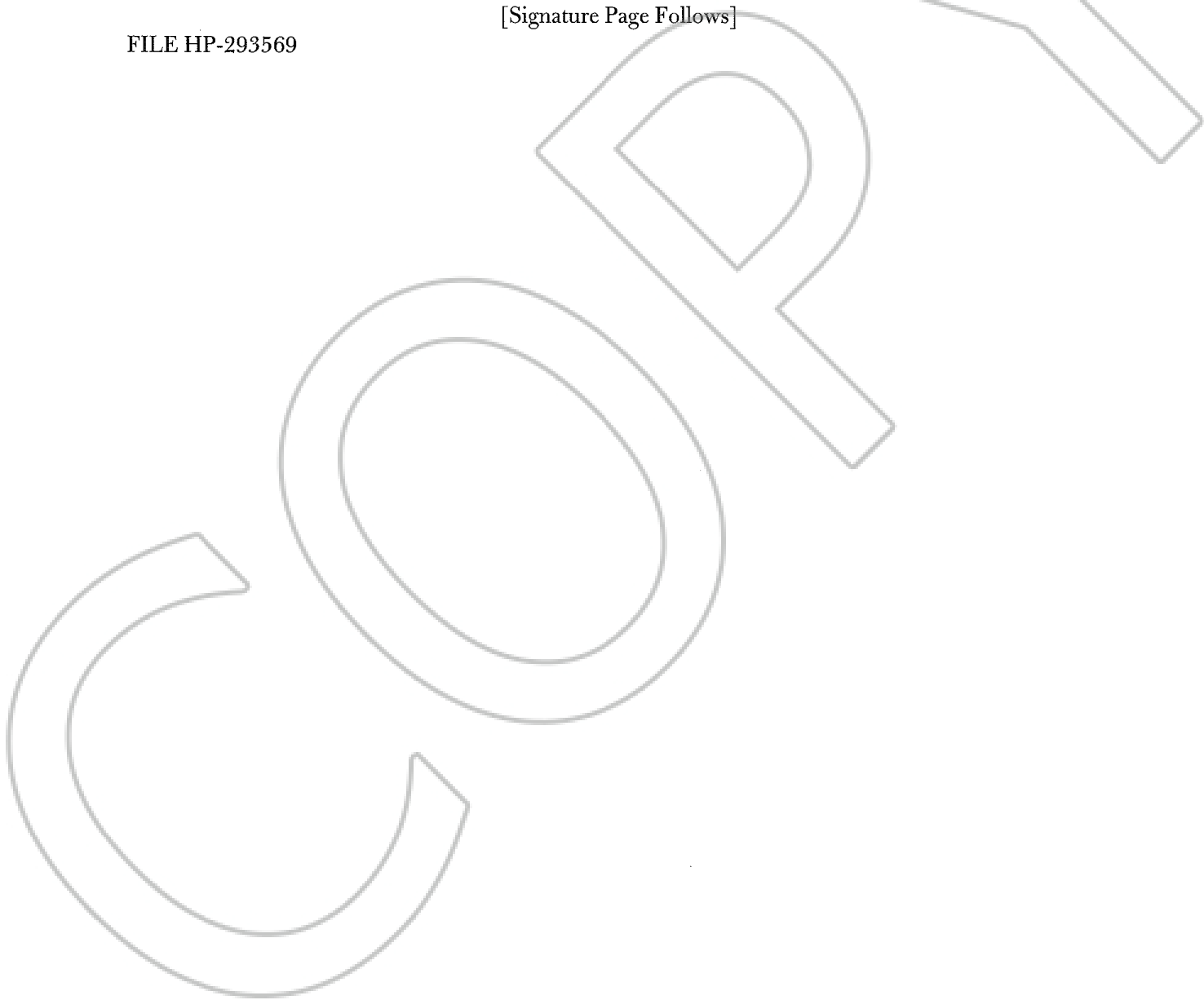
(c) any water rights, claims or title to water in, on or under the land, or ditches or ditch rights, water share, water stock, whether shown by the public records or otherwise;

(d) any interest in oil, coal and other minerals or mineral rights, whether express or implied, associated with, or incidental to the ownership of the property, or the exercise of rights under any oil, gas, coal or mineral reservation, grant or lease, and all rights, privileges and easements with respect thereto, or assignments thereof, of interests therein; and

(e) real property taxes, general assessments, and special assessments on the Property being conveyed hereby becoming due and payable after the date of this deed.

[Signature Page Follows]

FILE HP-293569



GRANTOR(S):

John W Russell  
John William Russell

ACKNOWLEDGMENT

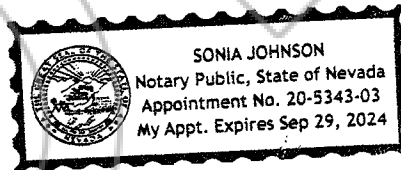
STATE OF Nevada )  
 )  
COUNTY OF Douglas )

This instrument was acknowledged before me on this 13<sup>th</sup> day of April, 2022  
by John William Russell.

[Signature]  
Notary Public

My Commission Expires: Sept 29, 2024

Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@better'slawfirm.com, 713-360-6290.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-516-024  
 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      Sales Price: \$0, Assessed Value: \$  
 b. Deed in Lieu of Foreclosure Only (value of property) ( N/A )  
 c. Transfer Tax Value:      \$  
 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: \_\_\_\_\_  
Transfer to or from a 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 John William Russell      Capacity: Grantor  
 Signature John W Russell      Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: John William Russell  
 \_\_\_\_\_  
 Address: 271 Orion Lane, Unit D  
 \_\_\_\_\_  
 City: Stateline  
 \_\_\_\_\_  
 State: NV      Zip: 89449

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: John W. Russell, as Trustee of THE JOHN W. RUSSELL LIVING TRUST, dated July 13, 2011  
 \_\_\_\_\_  
 Address: 271 Orion Lane, Unit D  
 \_\_\_\_\_  
 City: Stateline  
 \_\_\_\_\_  
 State: NV      Zip: 89449

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

Print Name: Doma Insurance Agency, Inc.  
 FKA States Title Agency, Inc.  
 \_\_\_\_\_  
 Address: 4 Park Plaza, Suite 1500  
 \_\_\_\_\_  
 City: Sacramento

Escrow # HP-293569  
 \_\_\_\_\_  
 State: CA      Zip: 92614

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 g.  Agricultural      h.  Mobile Home  
 Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <b>BC Trust OK</b>	

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