

DOUGLAS COUNTY, NV

2022-984095

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/25/2022 08:36 AM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 1022-18-001-036

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

Exempt: (7)

Recording Requested By:

Andy M. Jannings

1485 Quail Court

Gardnerville, NV 89410

After Recording Mail To:

Andy M. Jannings, et al

1485 Quail Court

Gardnerville, NV 89410

Send Subsequent Tax Bills To:

Andy M. Jannings, et al

1485 Quail Court

Gardnerville, NV 89410

69 335419-6754109

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Andy M. Jannings and Jo-Deane E. Jannings, husband and wife, as joint tenants, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Andy M. Jannings and Jo-Deane E. Jannings, Co-Trustees of the Jannings Family Revocable Trust dated April 29, 2003, whose address is 1485 Quail Court, Gardnerville, NV 89410,

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: 1485 Quail Court, Gardnerville, NV 89410

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

69335419QDXXI010103



EXHIBIT A – LEGAL DESCRIPTION

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

ALL THE PORTION OF THE NORTH ½ OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. &M., DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 4, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR ED ROZNOWSKI, FILED FOR RECORD AUGUST 10, 1977, IN BOOK 877, PAGE 550, DOCUMENT NO. 11821, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL B:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES ON AND OVER ALL THE 60 FOOT ACCESS AND UTILITY EASEMENTS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED OCTOBER 10, 1969, DOCUMENT NO. 45990, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT STRIP OF LAND SHOWN AS SELBY LANE ON SAID PARCEL MAP, EXCEPTING THOSE PORTIONS TRAVERSING SAID PARCEL B.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on _____, as Book _____, Page _____, Document No. _____ in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1022-18-001-036
 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>Trust ok - js</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 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 [Signature] Capacity: Trustee
 Signature [Signature] Capacity: Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Andy M. Jannings and Jo-Deane E. Jannings
 Address: 1485 Quail Court
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jannings Family Revocable Trust
 Address: 1485 Quail Court
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Amrock - Recording Department
 Address: 662 Woodward Avenue
 City: Detroit

Escrow # 69335419
 State: MI Zip: 48226