

DOUGLAS COUNTY, NV

2022-984236

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/27/2022 11:40 AM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 1420-35-410-018

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

Exempt: (7)

Recording Requested By:

Richard J. McGuffin, Jr.

2615 Terra Court

Minden, NV 89423

After Recording Mail To:

Richard J. McGuffin, Jr., et al

2615 Terra Court

Minden, NV 89423

Send Subsequent Tax Bills To:

Richard J. McGuffin, Jr., et al

2615 Terra Court

Minden, NV 89423

67704782

5805783

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Richard J. McGuffin, Jr. and Sheryl M. McGuffin, Trustees of the McGuffin Trust dated June 30, 2002, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Richard J. McGuffin, Jr. and Sheryl M. McGuffin, husband and wife as joint tenants with right of survivorship and not as tenants in common, whose address is 2615 Terra Court, 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: 2615 Terra Court, 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.

(Attached to and becoming a part of Quitclaim Deed dated 6/9/20
between Richard J. McGuffin, Jr. and Sheryl M. McGuffin, Trustees of the McGuffin Trust dated June
30, 2002, as Seller(s) and Richard J. McGuffin, Jr. and Sheryl M. McGuffin, husband and wife as joint
tenants with right of survivorship and not as tenants in common, as Purchaser(s).)

WITNESS my/our hands, this 9th day of JUNE, 2020.

[Signature]
Richard J. McGuffin, Jr., Trustee

[Signature]
Sheryl M. McGuffin, Trustee

STATE OF NEVADA)

COUNTY OF DOUGLAS)
SS

This instrument was acknowledged before me, this 9th day of June,
2020, by Richard J. McGuffin, Jr., Trustee and Sheryl M. McGuffin, Trustee.

NOTARY STAMP/SEAL

[Signature]
Notary Public

Notary
Title and Rank
My Commission Expires: Jan 21, 2024



EXHIBIT A – LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 42 IN BLOCK D AS SET FORTH ON THE FINAL SUBDIVISION MAP FSM #94-04-01 FOR SKYLINE RANCH PHASE 1 FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 11, 2001 IN BOOK 0501, PAGE 3298 AS DOCUMENT NO. 514006, OFFICIAL RECORDS.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on March 1, 2016, as Book 413, Page 8393, Document No. 2016-877485 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-35-410-018
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input 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 |
| i. <input checked="" type="checkbox"/> Other Planned Unit Development | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust OK BC - SFR	

- 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: Grantor

Signature [Signature] Capacity: Grantee
McGuffin Trust

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Richard J. McGuffin, Jr. and Sheryl M. McGuffin
 Address: 2615 Terra Court
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: McGuffin Trust
 Address: 2615 Terra Court
 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 # 67704782
 State: MI Zip: 48226