

DOUGLAS COUNTY, NV

2022-984696

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/06/2022 12:34 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 1318-10-311-004

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

Exempt: (7)

Recording Requested By:

Carol D. Richards

664 North Martin Drive

Zephyr Cove, NV 89448

After Recording Mail To:

Carol D. Richards

664 North Martin Drive

Zephyr Cove, NV 89448

Send Subsequent Tax Bills To:

Carol D. Richards

664 North Martin Drive

Zephyr Cove, NV 89448

QUITCLAIM DEED

6117309

THIS INDENTURE WITNESSETH THAT, Carol D. Richards, Surviving Trustee of the Glen and Carol Richards Living Trust, dated July 15, 1998, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Carol D. Richards, an unmarried woman, whose address is 664 North Martin Drive, Zephyr Cove, NV 89448,

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: 664 North Martin Drive, Zephyr Cove, NV 89448

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 _____
between Carol D. Richards, Surviving Trustee of the Glen and Carol Richards Living Trust, dated
July 15, 1998, as Seller(s) and Carol D. Richards, an unmarried woman, as Purchaser(s).)

WITNESS my/our hands, this 4 day of September, 2020.

Carol D. Richards
Carol D. Richards, Surviving Trustee

STATE OF Nevada)
 ss)
COUNTY OF Douglas)

This instrument was acknowledged before me, this 4 day of
September, 2020, by Carol D. Richards, Surviving Trustee.

NOTARY STAMP/SEAL

Karen Kukulus
Notary Public
Notary
Title and Rank
My Commission Expires: 2-26-2024



EXHIBIT A – LEGAL DESCRIPTION

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

LOT 5 AS SHOWN ON THE MAP OF ZEPHYR KNOLLS SUBDIVISION. FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JULY 17, 1956 IN BOOK 1 OF MAPS DOCUMENT NO. 11617, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Per NRS 111.312 – The Legal Description appeared previously in Affidavit, 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. 1318-10-311-004
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust Verified BC	

- 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: A transfer out of a trust for no consideration.

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 Kelley Niebu Capacity: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Glen and Carol Richards Living Trust
 Address: 664 North Martin Drive
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Carol D. Richards
 Address: 664 North Martin Drive
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Amrock - Recording Department Escrow # 68050596
 Address: 662 Woodward Avenue
 City: Detroit State: MI Zip: 48226