DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00

MILLWARD LAW, LTD.

2022-990860

10/14/2022 04:11 PM

Pgs=2

APN: 1321-29-001-015

When Recorded, Please Return To: Millward Law, Ltd. 1591 Mono Ave. Minden, NV 89423

Mail Future Tax Statements To: Timothy J. Reard and Patricia A. Reard 2283 Shootin Iron Court Gardnerville, NV 89410

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



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Timothy J. Reard and Patricia A. Reard, husband and wife as joint tenant with right of survivorship, do hereby remise, release, and forever quitclaim and transfer all of their interest to **Timothy John Reard and Patricia Akemi Reard, Trustees of the Reard Trust, dated October 13, 2022**, and any amendments thereto, in the real property commonly known as 2283 Shootin Iron Court, Gardnerville, Nevada, APN 1321-29-001-015, situated in Douglas County, State of Nevada, more precisely described as:

Lot 2 as set forth on Final Parcel Map #2 LDA 04-087 for The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the County Recorder of Douglas County, State of Nevada on July 10, 2007, in Book 707, Page 3209, as Document No. 704856.

(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, and Sale Deed, recorded on October 24, 2018, as Document Number 2018-921345)

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: October 13, 2022

Timothy 🛈 Reard

Patricia A Reard

STATE OF NEVADA

) ss.

COUNTY OF DOUGLAS

This Quitclaim Deed was acknowledged before me on October 13, 2022, by Timothy J. Reard and Patricia A. Reard, who are personally known to me or whose identities were proved to me upon satisfactory evidence.

Notary Public

Ramona L. Moyle NOTARY PUBLIC STATE OF NEVADA No. 93-1557-3

No. 93-1557-3
Appt. Exp. 8-18-2026
Millward Law- 1591 Mono Ave, Minden, NV

State of Nevada **Declaration of Value** FOR RECORDER'S OPTIONAL USE ONLY Document/Instrument# 1. Assessor Parcel Number(s) Book: Page: 1321-29-001-015 Date of Recording: 10/14/22 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 i) Other h) Mobile Home 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 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: 100.00% 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 therein. Furthermore, the 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: Patricea akenikeara Capacity: Grantor SELLER (GRANTOR) INFORMATION - REQUIRED **BUYER (GRANTEE) INFORMATION - REQUIRED** Name: Timothy J. Reard and Patricia A. Name: Timothy John Reard and Patricia Akemi Reard Reard, as Trustees of the Reard Trust, dated August 25, 2022 Address: 2283 Shootin Iron Court Address: 2283 Shootin Iron Court City. State, ZIP: Gardnerville, NV 89410 City, State, ZIP: Gardnerville, NV 89410 COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER) Print Name: Millward Law, Ltd. Escrow # ___ Address: 1591 Mono Ave. City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)