

APN: 1002-10-002-043

Recorded at the Request of/Return to:
HERITAGE LAW
1625 Highway 88, Suite 304
Minden, NV 89423



KAREN ELLISON, RECORDER E07

Mail Future Tax Statements To:
PATRICK M. ARMITAGE, Trustee
PO Box 81
Wellington, NV 89444

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

QUITCLAIM DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, PATRICK M. ARMITAGE, an unmarried man, does hereby remise, release, and forever quitclaim and transfer all interest in 1308 Sandstone Drive, Wellington, Douglas County, Nevada, 89444, APN: 1022-10-002-043, to PATRICK M. ARMITAGE, Trustee of the *Patrick Armitage Living Trust, dated December 7, 2022*, and any amendments thereto, the real property situated in Wellington, Douglas County, State of Nevada, more precisely described as:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART
HEREOF**

Pursuant to NRS 111.312, the above legal description previously appeared in *Grant, Bargain, Sale Deed* recorded on April 14, 2017, as Document No. 762052.

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.

Please mail tax statements to the above address.

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Dated: December 7, 2022.

Patrick M. Armitage
PATRICK M. ARMITAGE

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On December 7, 2022, before me, a Notary Public, personally appeared PATRICK M. ARMITAGE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to this instrument, and acknowledged that she executed it.

Michelle Andra Gibbons
Notary Public



APN: 1022-10-002-043

**EXHIBIT "A"
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within the Southeast $\frac{1}{4}$ of Section 10, Township 10 North, Range 22 East, M.D.B & M., being a portion of Lots 107 & 108 of TOPAZ RANCH ESTATES UNIT NO. 2, recorded February 20, 1967 as Document No. 35464, Douglas County, Nevada and more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 10; thence South $70^{\circ}58'32''$ West a distance of 1,624.50 feet to a point on the Western property boundary of Lot 108 of TOPAZ RANCH ESTATES UNIT NO. 2, said point being the TRUE POINT OF BEGINNING; thence along the property line between Lots 108 & 109 of TOPAZ RANCH ESTATES UNIT NO. 2, North $17^{\circ}01'28''$ East a distance of 113.02 feet; thence along the property line between Lots 107 & 109 of TOPAZ RANCH ESTATES UNIT NO. 2, North $04^{\circ}13'26''$ East a distance of 170.58 feet; thence North $05^{\circ}26'49''$ East a distance of 29.64 feet; thence between Lots 106 & 107 of TOPAZ RANCH ESTATE UNIT NO. 2, South $82^{\circ}26'43''$ East a distance of 464.43 feet to a point on the Western right-of-way line of Sandstone Drive; thence along the Western right-of-way line of Sandstone Drive, South $04^{\circ}08'32''$ West a distance of 289.65 feet to a point on a curve; thence around a curve to the right with a radial bearing of North $84^{\circ}58'10''$ West, through a central angle of $47^{\circ}12'22''$ with an arc distance of 16.48 feet, a radius of 20.00 feet and a chord bearing of South $28^{\circ}38'01''$ West with a distance of 16.02 feet to a point on the Northwest right-of-way line of Topaz Ranch Drive; thence along the Northwest right-of-way line of Topaz Ranch Drive, around a curve to the left with a radial bearing of South $37^{\circ}44'17''$ East, through a central angle of $03^{\circ}35'31''$ with an arc distance of 65.20 feet, a radius of 1040.00 feet and a chord bearing of South $50^{\circ}27'57''$ West with a distance of 65.19 feet to the Southernmost corner of Lot 107 of TOPAZ RANCH ESTATES UNIT NO. 2; thence North $48^{\circ}11'48''$ West a distance of 122.99 feet; thence North $67^{\circ}09'22''$ West a distance of 150.63 feet; thence South $77^{\circ}01'57''$ West a distance of 85.13 feet; thence South $78^{\circ}34'35''$ West a distance of 118.90 feet to the TRUE POINT OF BEGINNING.

Legal description previously contained in Deed recorded May 20, 1997, Book 597, Page 3159 as Document No. 412872, Official Records of Douglas County, State of Nevada.

Reference is made to Record of Survey to support boundary line adjustment recorded on April 17, 1995, as Document No. 360161, Official Records of Douglas County, State of Nevada.

**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	<u>12/13/22</u>
Notes:	<i>Trust OK AS</i>

1. Assessor Parcel Number(s)
a) 1022-10-002-043
b) _____
c) _____

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'/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other: | |

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
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 OF TITLE TO TRUST WITHOUT 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 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: *Patrick M Armitage* Capacity: Grantor
Signature: *Patrick M Armitage* Capacity: Grantee

SELLER (GRANTOR) INFORMATION - REQUIRED BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Patrick M. Armitage
Address: PO Box 81
City, State, ZIP: Wellington, NV 89444

Name: Patrick M. Armitage, TTEE of the Patrick Armitage Living Trust U/D/T 12/07/2022
Address: PO Box 81
City, State, ZIP: Wellington, NV 89444

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: HERITAGE LAW
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423

Escrow # _____