

DOUGLAS COUNTY, NV

2023-1000283

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/08/2023 08:41 AM

GODEEDS

SHAWNYNE GARREN, RECORDER

E07

AFTER RECORDING RETURN TO:

GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 567260925-78777154

MAIL TAX STATEMENTS TO:

**Connie Simpkins**

1259 Redwood Circle, Unit 6

Gardnerville, NV 89460

Tax ID No.: 1220-16-310-006

QUIT CLAIM DEED

THIS DEED made and entered into on this 4 day of September, 2023, by and between **Connie Simpkins, unmarried**, a mailing address of 1259 Redwood Circle, Unit 6, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Connie Simpkins, as trustee of The Connie Simpkins Living Trust, dated September 4, 2023 and any amendments thereto**, a mailing address of 1259 Redwood Circle, Unit 6, Gardnerville, NV 89460, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, NEVADA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1259 Redwood Circle, Unit 6, Gardnerville, NV 89460

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number: 2016-881735, Recorded: 06/03/2016

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Connie Simpkins  
Connie Simpkins

STATE OF Nevada  
COUNTY OF Lyon

On September 4, 2023, before me, the undersigned, a notary public in and for said State personally appeared Connie Simpkins personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

K. MILKS  
NOTARY PUBLIC SIGNATURE

K. MILKS  
Printed Name of Notary Public

My commission expires: 3-2-24

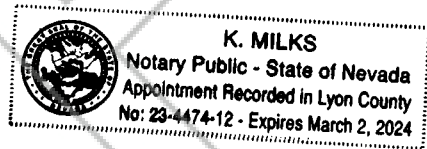


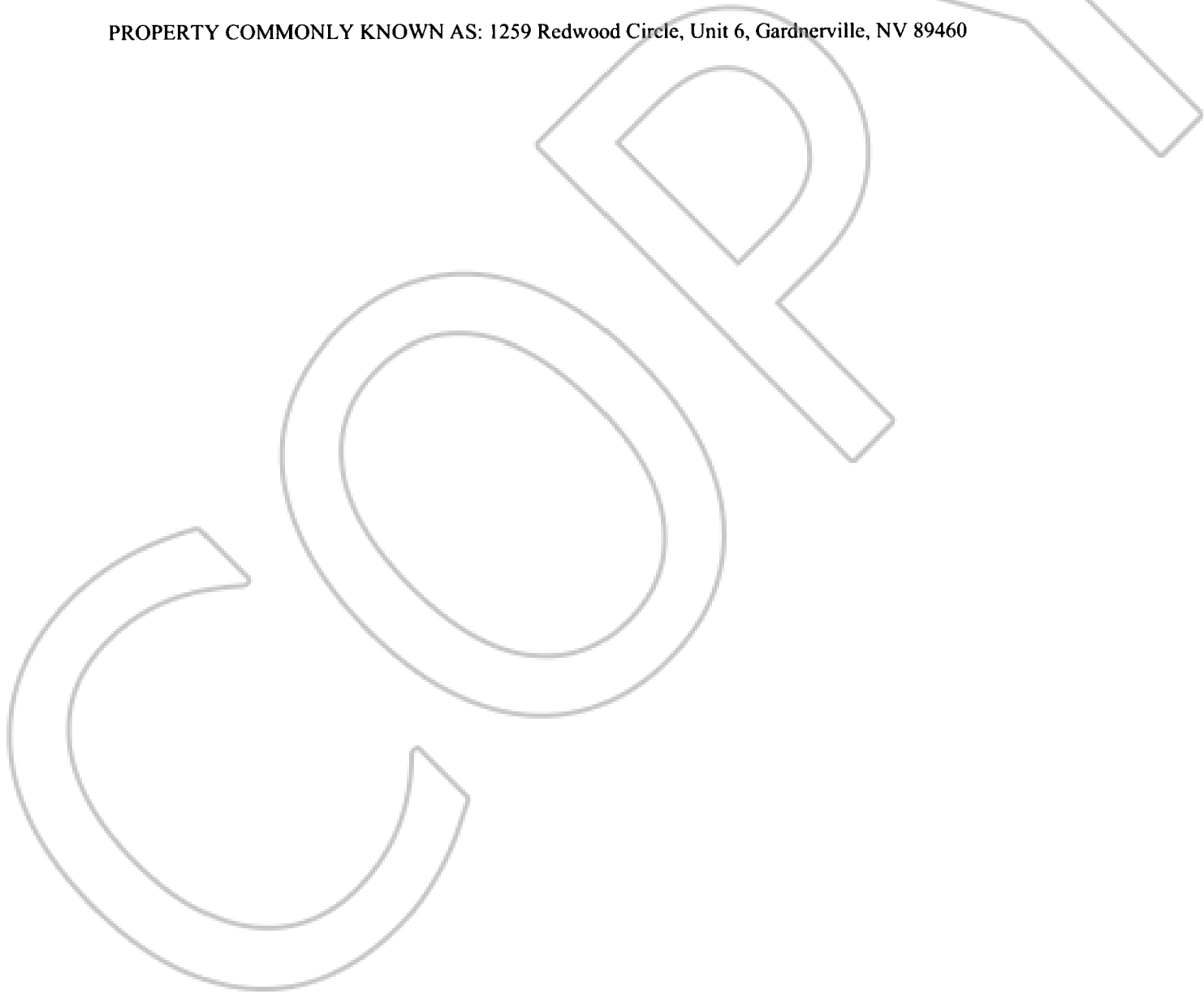
EXHIBIT A  
LEGAL DESCRIPTION

All that certain real property situated in Douglas County, Nevada, more precisely described as:

Lot 6, in Building A, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSES-1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 14, 1979 as Document No. 38712, and as corrected by Certificate of Amendment recorded July 14, 1980, as Document No. 46136.

APN: 1220-16-310-006

PROPERTY COMMONLY KNOWN AS: 1259 Redwood Circle, Unit 6, Gardnerville, NV 89460



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-16-310-006  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land             | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" 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: 9/8/23 Trust Ok~A.B.	

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. 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 INTO 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 Connie Simpkins Capacity: Grantor

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Connie Simpkins  
 Address: 1259 Redwood Circle, Unit 6  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: The Connie Simpkins Living Trust  
 Address: 1259 Redwood Circle, Unit 6  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: GOdeeds, Inc.  
 Address: 8940 Main Street  
 City: Clarence

Escrow # \_\_\_\_\_  
 State: NY Zip: 14031