

DOUGLAS COUNTY, NV

2023-1000398

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/12/2023 09:50 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-30-411-008

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.

1000 GSK Drive

Suite 210

Coraopolis, PA 15108

File No. 1280581416

MAIL TAX STATEMENTS TO:

JAMES R. HALES and SHARLA S. HALES, AS TRUSTEES, OR ANY SUCCESSORS IN TRUST UNDER THE SOMERSET REVOCABLE TRUST DATED FEBRUARY 2, 2018, AND ANY AMENDMENTS THERETO

883 Mahogany Drive

Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 31st day of August, 2023, by and between **JAMES R. HALES and SHARLA S. HALES, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** residing at 883 Mahogany Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **JAMES R. HALES and SHARLA S. HALES, AS TRUSTEES, OR ANY SUCCESSORS IN TRUST UNDER THE SOMERSET REVOCABLE TRUST DATED FEBRUARY 2, 2018, AND ANY AMENDMENTS THERETO**, residing at 883 Mahogany Drive, Minden, NV 89423, 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, the receipt of which is hereby acknowledged, does 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: 883 Mahogany Drive, Minden, NV 89423

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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.

Dated this 31st day of August, 2023.

[Signature]
JAMES R. HALES

[Signature]
SHARLA S. HALES

STATE OF NV
COUNTY OF Douglas

This instrument was acknowledged before me on August 31, 2023 (date) by
JAMES R. HALES and SHARLA S. HALES.

[Signature]
Notary Public Signature

Rhonda Teris
Printed Name of Notary Public

My commission expires: 9-25-26

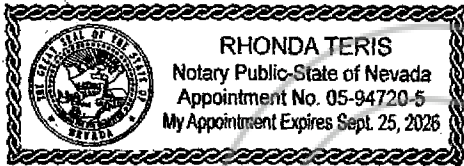


EXHIBIT A
LEGAL DESCRIPTION

ALL RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN REAL PROPERTY LOCATED IN DOUGLAS COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL3 AS SET FORTH ON PARCEL MAP 97-019 FOR WESTWOOD VILLAGE NO. 5 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 22, 1998, IN BOOK 1098, PAGE 4281, AS DOCUMENT NO. 452225.

APN: 1320-30-411-008

PROPERTY COMMONLY KNOWN AS: 883 MAHOGANY DRIVE, MINDEN, NV 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-30-411-008
 b. _____
 c. _____
 d. _____

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'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: 9/12/23 Trust Ok~A.B.

- 3.a. Total Value/Sales Price of Property \$ 0.00
 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 07
 b. Explain Reason for Exemption: back into trust with no consideration

5. Partial Interest: Percentage being transferred: _____ %
 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: Grantor

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

Print Name: James R Hales and Sharla S Hales
 Address: 883 Mahogany Drive
 City: Minden
 State: NV Zip: 89423

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

Print Name: James R Hales and Sharla S Hales as Trustees
 Address: 883 Mahogany Drive
 City: Minden
 State: NV Zip: 89423

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

Print Name: Radian Settlement Services, Inc. Escrow # _____
 Address: 1000 GSK Drive, Ste. 210
 City: Coraopolis State: PA Zip: 15108