DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00

12/06/2023 11:08 AM

2023-1002968

WOODBURN & WEDGE

Pgs=3

A.P.N. 1419-26-311-043

Recording Requested by and Return to:

Jason C. Morris, Esq. Woodburn and Wedge P.O. Box 2311 Reno, NV 89505

Send Tax Statements to Grantee:

James E. Clabaugh, Trustee James E. Clabaugh Trust 443 Axelson Way Genoa, NV 89411



SHAWNYNE GARREN, RECORDER

E07

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this 5th day of December, 2023, by and between James Clabaugh, a married man, as joint tenant with right of survivorship, as to his undivided fifty percent (50%) interest (hereinafter referred to as "Grantor"), and James E. Clabaugh, as Trustee of the James E. Clabaugh Trust dated April 26, 2007, as amended (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor, for good and valuable consideration, to him by the Grantee, the receipt of which is hereby acknowledged, does remise, release, and forever quitclaim of his one-half (1/2) interest to the Grantee and its successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

Lot 43 as show on the FINAL MAP A PLANNED UNIT DEVELOPMENT DP 18-0201 MOUNTAIN MEADOW ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada on April 14, 2021, as File No. 2021-965462, and Amended by Certificate of Amendment, recorded on February 17, 2022, as Document No. 2022-981344, Official Records.

Commonly known as:

443 Axelson Way Genoa, NV 89411

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appearing, and any reversions, remainders, rents, issues or profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the
Grantee and its successors and assigns forever. IN WITNESS WHEREOF. Grantor has executed these presents on this day of
IN WITNESS WHEREOF, Grantor has executed these presents on this day of December, 2023.
GRANTOR:
James Clabaugh
Notary Acknowledgment
STATE OF NEVADA) SS: COUNTY OF WASHOE)
This instrument was acknowledged before me on this $\underline{5}$ day of December, 2023, by James Clabaugh.
Angoline a Rad Ou
ANGELINE A RADLEY Notary Public - State of Nevada Appointment Recorded in Washoe County No: 07-2750-2 - Expires Jul 11, 2027

DECLARATION OF VAL			
1. Assessor Parcel Number	r(s)		^
a) 1419-26-3			/\
b)			\ \
· — — — · · · · · · · · · · · · · · · ·			\ \
d)			\ \
			\ \
2. Type of Property:			\ \
a) Vacant Land	l b) ✓ Single Fam. Res.		\ \
′ - 	∕		THE CALL THE CALL A
c) Condo/Twnh			PACE
e) Apt. Bldg	f) Comm'l/Ind'l	DATE OF RECORDING	PAGE
g) Agricultural	h) Mobile Home	NOTES:	Smust 16 1 St
i) Other	, <u> </u>		The state of the s
1) 🗀 Outer			
- m : 111 1 10 1 D:	- 6 D	. 0	.00
3. Total Value/Sales Pri			100
	osure Only (value of property)		.00
Transfer Tax Value:	Tou Duce		.00
Real Property Transfer	Tax Due:	φ	
4 700 4 61 1			/
4. <u>If Exemption Claimed</u>	<u>d:</u>		/
a. Transfer Tax I	Exemption per NRS 375.090, Secon for Exemption: Conveyance	to reveneble living trust	
b. Explain Reaso without cons	n for Exemption: Conveyance	to revocable living trust	
without cons	sideration.		
		50 N	
5. Partial Interest: Perce	entage being transferred:	<u>50</u> %	
			12 mg and a 12 mg
The undersigned declares	and acknowledges, under per	nalty of perjury, pursuant	to NRS 375.060 and NRS
375.110, that the informa	tion provided is correct to the	best of their information	and belief, and can be
supported by documentat	ion if called upon to substanti	ate the information provi	ded herein. Furthermore, the
parties agree that disallow	vance of any claimed exempti	on, or other determination	n of additional tax due, may
result in a penalty of 10%	of the tax due plus interest a	t 1% per month.	
	No.		
\	\	1 1	
\	Buyer and Seller shall be joint	1 1	any additional amount owed.
\	Buyer and Seller shall be joint	ly and severally liable for	
\	Buyer and Seller shall be joint	ly and severally liable for	any additional amount owed. al Assistant
Pursuant to NRS 375.030, the Signature	Buyer and Seller shall be joint	ly and severally liable for	
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