



SHAWNYNE GARREN, RECORDER E07

APN: 1220-16-110-004

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

Mail Future Tax Statements To:  
CHARLES E. JAMES &  
JOYCE E. LEIGHTON  
1219 Pleasantview Drive  
Gardnerville, NV 89460

The undersigned hereby affirms 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, JOYCE E. LEIGHTON-JAMES and CHARLES E. JAMES, wife and husband as joint tenants with right of survivorship, do hereby remise, release, and forever quitclaim and transfer all interest in 1219 Pleasantview Drive, Gardnerville, Douglas County, Nevada, APN: 1220-16-110-004, to CHARLES E. JAMES and JOYCE E. LEIGHTON, Trustees of the *James/Leighton Family Living Trust, dated October 2, 2018*, and any amendments thereto, the real property situated in the County of Douglas, State of Nevada, more precisely described as:

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

Pursuant to NRS 111.312, the above legal description previously appeared in that certain *Quitclaim Deed* recorded on November 18, 2021, as Document Number 2021-977300.

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.

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Dated: March 8, 2023.

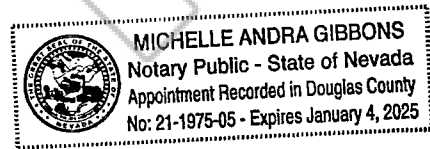
*Joyce E Leighton-James*  
JOYCE E LEIGHTON-JAMES, Grantor

*Charles E James*  
CHARLES E JAMES, Grantor

STATE OF NEVADA        )  
                                  : ss.  
COUNTY OF DOUGLAS    )

On March 8, 2023, before me, a Notary Public, personally appeared JOYCE E LEIGHTON-JAMES and CHARLES E JAMES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that she and he executed it.

*Michelle Andra Gibbons*  
Notary Public



**APN: 1220-16-110-004**

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Lot 2, in Block D, as shown on the final map of PLEASANTVIEW SUBDIVISION PHASE I, filed in the office of the County Recorder of Douglas County, Nevada, on April 6, 1990, in Book 490, Page 916, as Document No. 223488, Official Records.



**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	<u>3/8/23 Trust</u>
Notes:	<u>[Signature]</u>

1. Assessor Parcel Number(s)  
a) 1220-16-110-004  
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'l/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: Joyce E Leighton - James Capacity: Grantor  
Signature: [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION - REQUIRED**

**Name:** Joyce E Leighton-James and Charles E James, JTWRs  
**Address:** 1219 Pleasantview Drive  
**City, State, ZIP:** Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION - REQUIRED**

**Name:** Charles E. James and Joyce E. Leighton, TTEEs of the James/Leighton Family Living Trust U/D/T 10/02/2018  
**Address:** 1219 Pleasantview Drive  
**City, State, ZIP:** Gardnerville, NV 89460

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

**Print Name:** HERITAGE LAW **Escrow #** \_\_\_\_\_  
**Address:** 1625 Highway 88, Suite 304  
**City, State, ZIP:** Minden, NV 89423