

DOUGLAS COUNTY, NV **2023-995476**
RPTT:\$3293.55 Rec:\$40.00
\$3,333.55 Pgs=6 **04/12/2023 08:53 AM**
AMROCK, LLC
SHAWNYNE GARREN, RECORDER

APN: 1318-16-810-032
R.P.T.T.: \$3,293.55
Recording Requested By:
Judith M. Leet
13 Lagoon Vista
Belvedere Tiburon, CA 94920
After Recording Mail To:
Judith M. Leet, et al
13 Lagoon Vista
Belvedere Tiburon, CA 94920
Send Subsequent Tax Bills To:
Judith M. Leet, et al
13 Lagoon Vista
Belvedere Tiburon, CA 94920

①

QUITCLAIM DEED

69287478 - 7094361

THIS INDENTURE WITNESSETH THAT, Judith M. Leet, also known as Judith Anne Leet, Trustee of the Judith M. Leet 1997 Trust dated September 24, 1997, as to an undivided 2/5 interest, and James R. Moore, Jr. and Sharon L. Moore, Trustees of the James R. Jr. and Sharon L. Moore Trust, dated May 28, 2003, "Community Property" as to an undivided 2/5 interest and J. T. Moore, also known as Jane Thaler Moore, a single woman, as to an undivided 1/5 interest, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Judith M. Leet, a married woman as her sole and separate property, as an undivided one-half interest in the fee, and James Rolph Moore, Jr and Sharon Lynn Moore, husband and wife, as joint tenants, as to an undivided one-half interest in the fee, whose address is 13 Lagoon Vista, Belvedere Tiburon, CA 94920,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 437 Lakeview Avenue, Zephyr Cove, NV 89448

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



(Attached to and becoming a part of Quitclaim Deed dated April 5, 2021 ✓
between Judith M. Leet, also known as Judith Anne Leet, Trustee of the Judith M. Leet 1997 Trust dated September 24, 1997, as to an undivided 2/5 interest, and James R. Moore, Jr. and Sharon L. Moore, Trustees of the James R. Jr. and Sharon L. Moore Trust, dated May 28, 2003, "Community Property" as to an undivided 2/5 interest and J. T. Moore, also known as Jane Thaler Moore, a single woman, as to an undivided 1/5 interest, as Seller(s) and Judith M. Leet, a married woman as her sole and separate property, as an undivided one-half interest in the fee, and James Rolph Moore, Jr and Sharon Lynn Moore, husband and wife, as joint tenants, as to an undivided one-half interest in the fee, as Purchaser(s).)

WITNESS my/our hands, this 5th day of April, 2021.

Judith M. Leet
Judith M. Leet,
a/k/a Judith Anne Leet, Trustee

STATE OF California)
COUNTY OF Marin) ss

This instrument was acknowledged before me, this 5th day of April, 2021, by Judith M. Leet, a/k/a Judith Anne Leet, Trustee.

NOTARY STAMP/SEAL

Shelley Roqueffe, Notary Public
Notary Public

Notary Public
Title and Rank
My Commission Expires: 04/23/2022

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Marin }

On 04/05/2021 before me, Shelly Raquel Poe, Notary Public.
(Here insert name and title of the officer)

personally appeared Judith M. Leet,
who 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shelly Raquel Poe, Notary Public
Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Quit Claim Deed
(Title or description of attached document)
Loan # 3465540862
(Title or description of attached document continued)
Number of Pages 5 Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

(Attached to and becoming a part of Quitclaim Deed dated April 1, 2021 between Judith M. Leet, also known as Judith Anne Leet, Trustee of the Judith M. Leet 1997 Trust dated September 24, 1997, as to an undivided 2/5 interest, and James R. Moore, Jr. and Sharon L. Moore, Trustees of the James R. Jr. and Sharon L. Moore Trust, dated May 28, 2003, "Community Property" as to an undivided 2/5 interest and J. T. Moore, also known as Jane Thaler Moore, a single woman, as to an undivided 1/5 interest, as Seller(s) and Judith M. Leet, a married woman as her sole and separate property, as an undivided one-half interest in the fee, and James Rolph Moore, Jr and Sharon Lynn Moore, husband and wife, as joint tenants, as to an undivided one-half interest in the fee, as Purchaser(s).)

WITNESS my/our hands, this 1 day of April, 2021.

[Signature]
James R. Moore, Jr., Trustee

[Signature]
Sharon L. Moore, Trustee.

STATE OF California)

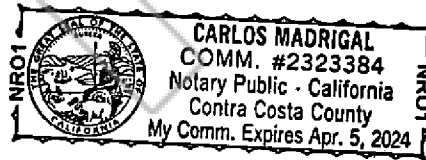
COUNTY OF Contra Costa ss)

This instrument was acknowledged before me, this 1st day of April, 2021, by James R. Moore, Jr., Trustee and Sharon L. Moore, Trustee.

NOTARY STAMP/SEAL

[Signature]
Notary Public

Notary Public
Title and Rank
My Commission Expires: 4-5-24



(Attached to and becoming a part of Quitclaim Deed dated _____ between Judith M. Leet, also known as Judith Anne Leet, Trustee of the Judith M. Leet 1997 Trust dated September 24, 1997, as to an undivided 2/5 interest, and James R. Moore, Jr. and Sharon L. Moore, Trustees of the James R. Jr. and Sharon L. Moore Trust, dated May 28, 2003, "Community Property" as to an undivided 2/5 interest and J. T. Moore, also known as Jane Thaler Moore, a single woman, as to an undivided 1/5 interest, as Seller(s) and Judith M. Leet, a married woman as her sole and separate property, as an undivided one-half interest in the fee, and James Rolph Moore, Jr and Sharon Lynn Moore, husband and wife, as joint tenants, as to an undivided one-half interest in the fee, as Purchaser(s).)

WITNESS my/our hands, this 15th day of FEBRUARY, 2021.


J. T. Moore, a/k/a Jane Thaler Moore

STATE OF California)

COUNTY OF Monterey)
SS

This instrument was acknowledged before me, this 15th day of February, 2021, by J. T. Moore, a/k/a Jane Thaler Moore.

NOTARY STAMP/SEAL


Notary Public
Notary Public
Title and Rank
My Commission Expires: 2/23/22

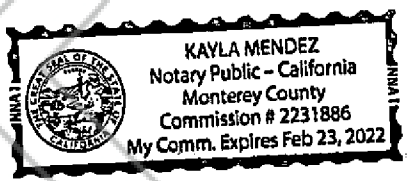


EXHIBIT A – LEGAL DESCRIPTION

Land situated in the County of Douglas in the State of NV

LOT 130 AS THE SAME AS LAID OWN, DELINEATED AND NUMBERED UPON A CERTAIN MAP ENTITLED "AMENDED PLAT OF THE ELKS SUBDIVISION, LAKE TAHOE, NEVADA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF DOUGLAS, ON JANUARY 5, 1928; SUBJECT, HOWEVER, AT ALL TIMES TO THE BYLAWS, RULES AND REGULATIONS OF A CERTAIN CORPORATION CREATED AND EXISTING UNDER THE LAWS OF THE STATE OF NEVADA WHOSE NAME WAS FORMERLY NEVADA ELKS TAHOE ASSOCIATION, BUT WHOSE NAME HAS BEEN LEGALLY CHANGED TO ELK POINT COUNTRY CLUB, WHICH SHALL IN TURN BIND EVERY SUBSEQUENT GRANTEE, HIS OR HER EXECUTORS, ADMINISTRATORS, SUCCESSORS OR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF DOUGLAS, IN BOOK D OF MISCELLANEOUS RECORDS AND SUBSEQUENT AMENDMENTS ARE OR WILL THEREIN RECORDED.

Per NRS 111.312 – The Legal Description appeared previously in Deed recorded on February 19, 1992 as Book 292, Page 2765, Document No. 271257 (J. T. Moore); and Deed, recorded on February 4, 2014, as Document No. 0837738 (Judith M. Leet 1997 Trust and James R. Jr. and Sharon L. Moore Trust, each a 1/10 interest); and Deed recorded on February 28, 2014, as Book 0214, Page 5023, Document No. 0838941 (Judith M. Leet 1997 Trust and James R. Jr. and Sharon L. Moore Trust, each a 1/10 interest) in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-16-810-032
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other Planned Unit Development

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \$844,249.00
 b. Deed in Lieu of Foreclosure Only (value of property (N/A))
 c. Transfer Tax Value: \$ \$844,249.00
 d. Real Property Transfer Tax Due \$ 3,293.55

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section N/A
 b. Explain Reason for Exemption: N/A

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 [Signature] Capacity: Buyer
 Signature [Signature] Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jaymie T. Moore
 Address: 43 Lagoon Vista PO Box 474
 City: Belvedere Tiburon CARMEL
 State: CA Zip: 94920 93921

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James R. Jr + Sharon L Moore Trust DTD
 Address: 43 Lagoon Vista 2865 SAKLAN MAY 28, 2003
 City: Belvedere Tiburon INDIAN DI WALNUT CREEK
 State: CA Zip: 94920 94595

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Amrock - Recording Department Escrow # 69287478,
 Address: 662 Woodward Avenue
 City: Detroit State: MI Zip: 48226