

DOUGLAS COUNTY, NV

2023-997512

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/14/2023 12:24 PM

GODEEDS

SHAWNYNE GARREN, RECORDER

E07

AFTER RECORDING RETURN TO:
GODEEDS, INC.

Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 563736596-76747579

MAIL TAX STATEMENTS TO:

Charles David McCready and Kathleen Adeline McCready
995 Hillside Drive
Carson City, NV 89705

Tax ID No.: 1420-08-412-003

QUIT CLAIM DEED

THIS DEED made and entered into on this 8 day of June, 2023, by and between **Charles D. McCready and Kathy A. McCready, husband and wife, as Joint Tenants with Right of Survivorship**, a mailing address of 995 Hillside Drive, Carson City, NV 89705, hereinafter referred to as Grantor(s) and **Charles David McCready and Kathleen Adeline McCready, as trustees of The Charles David McCready and Kathleen Adeline McCready Living Trust, dated June 8, 2023, and any amendments thereto**, a mailing address of 995 Hillside Drive, Carson City, NV 89705, 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: 995 Hillside Drive, Carson City, NV 89705

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.

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.

Charles D. McCready
Charles D. McCready

Kathy A. McCready
Kathy A. McCready

STATE OF Nevada
COUNTY OF Douglas

On June 8, 2023, before me, the undersigned, a notary public in and for said State personally appeared Charles D. McCready and Kathy A. McCready 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.

Jennifer Myneer
NOTARY PUBLIC SIGNATURE

Jennifer Myneer
Printed Name of Notary Public

My commission expires: 08/04/2026



**EXHIBIT A
LEGAL DESCRIPTION**

The real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 4, IN BLOCK 0, AS SET FORTH ON THAT CERTAIN FINAL MAP OF SUNRIDGE HEIGHTS, PHASES 7B AND 9, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 5, 1995 IN BOOK 995, PAGE 410, AS DOCUMENT NO. 369825, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 14, 1996, IN BOOK 896, PAGE 2588. AS DOCUMENT NO. 394289.

APN: 1420-08-412-003

PROPERTY COMMONLY KNOWN AS: 995 Hillside Drive, Carson City, NV 89705



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-08-412-003
 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: 6/14/23 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 Charles D. McCready Capacity: Grantor
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Charles D. McCready and Kathy A. McCready
 Address: 995 Hillside Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Charles David McCready and Kathleen
 Address: Adeline McCready Living Trust
 City: 995 Hillside Drive, Carson City
 State: NV Zip: 89705

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