

DOUGLAS COUNTY, NV

2024-1004105

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/23/2024 09:33 AM

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-17-617-012

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.

1000 GSK Drive, Suite 210

Coraopolis, PA 15108

File No. 1280605115

MAIL TAX STATEMENTS TO:

RAYMOND C. JARVIS and JANET P. JARVIS

916 Rainshadow Way

Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 2 day of January, 2024, by and between **RAYMOND C. JARVIS and JANET P. JARVIS AKA JANET JARVIS, Trustees of THE JARVIS FAMILY TRUST, DATED APRIL 20, 2012, AND ANY AMENDMENTS THERETO**, residing at 916 Rainshadow Way, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **RAYMOND C. JARVIS and JANET P. JARVIS, husband and wife, as joint tenants with right of survivorship**, residing at 916 Rainshadow Way, Gardnerville, NV 89460, 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: 916 Rainshadow Way, Gardnerville, NV 89460

Prior instrument reference: Instrument Number: 2021-965165, Recorded: 04/08/2021

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 2 day of January, 20 ~~23~~ ^(VN) 24

Raymond C. Jarvis

RAYMOND C. JARVIS, Trustee of THE JARVIS FAMILY TRUST, DATED APRIL 20, 2012, AND ANY AMENDMENTS THERETO

Janet P. Jarvis

JANET P. JARVIS, Trustee of THE JARVIS FAMILY TRUST, DATED APRIL 20, 2012, AND ANY AMENDMENTS THERETO

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on 01/02/2024 (date) by **RAYMOND C. JARVIS, and JANET P. JARVIS, Trustees of THE JARVIS FAMILY TRUST, DATED APRIL 20, 2012, AND ANY AMENDMENTS THERETO.**

Vickie Woodring
Notary Public Signature

Vickie Woodring
Printed Name of Notary Public

My commission expires: May 22, 2024



EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS:

LOT 50 OF FINAL MAP LDA 16-004 AND PD 04-002-2 FOR RAIN SHADOW RANCH PHASE 3, AS SHOWN ON SUBDIVISION MAP, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 17, 2018 AS FILE NO. 2018-916804.

Parcel ID Number: 1220-17-617-012

Property commonly known as: 916 Rainshadow Way, Gardnerville, NV 89460

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-17-617-012
 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'!/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: 1/23/24 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: Transferring out of Trust for 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: [Handwritten Signature] Capacity: Grantors
 Signature: [Handwritten Signature] Capacity: Grantees

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: RAYMOND C. JARVIS and JANET P. JARVIS, Trustees
 Address: 916 Rainshadow Way
 City: Gardnerville
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: RAYMOND C. JARVIS and JANET P. JARVIS
 Address: 916 Rainshadow Way
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Radian Settlement Services, Inc. Escrow # _____
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis State: PA Zip: 15108