

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

**Recording Requested by
and Return to:**

Shawn Meador, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, NV 89505



SHAWNYNE GARREN, RECORDER

E06

Send Tax Statements to Grantee:

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

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this 3rd day of January, 2024, by and between **Pamela McCullough, a married woman, as joint tenant with right of survivorship, as to her 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 her by the Grantee, the receipt of which is hereby acknowledged, does remise, release, and forever quitclaim of her 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 5th day of January, 2024.

GRANTOR:

Pamela McCullough
Pamela McCullough

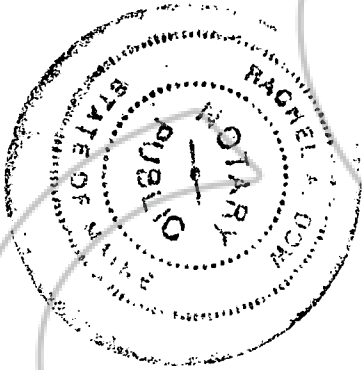
Notary Acknowledgment

STATE OF ~~FLORIDA~~ ^{Maine})
COUNTY OF ~~SARASOTA~~ ^{Hancock}) SS:

This instrument was acknowledged before me on this 5th day of January, 2024, by Pamela McCullough.

RACHEL A. DOW
Notary Public, Maine
My Commission Expires
June 27, 2024

Rachel A. Dow
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-26-311-043
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) 0.00
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 6
 b. Explain Reason for Exemption: A transfer of title between former spouses in compliance with a decree of divorce.

5. Partial Interest: Percentage being transferred: 50 %

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 *James E. Clabaugh* Capacity Legal Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James E. Clabaugh and Pamela McCullough
 Address: 443 Axelson Way
 City: Genoa
 State: Nevada Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)

James E. Clabaugh, trustee of the James E.
 Print Name: Clabaugh Trust dated April 26, 2007
 Address: 443 Axelson Way
 City: Genoa
 State: Nevada Zip: 89411

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: Woodburn & Wedge; Shawn B Meador, Esq. Escrow # n/a
 Address: 6100 Neil Rd. Ste 500
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)