

APN: 1219-22-001-010

WHEN RECORDED RETURN TO:

Mortgage Connect, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
FILE NO. 3008546

MAIL TAX STATEMENTS TO:

271 Forest Hill WY
GARDNERVILLE NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 20 day of February, 2024, by and between **John Moynes and Kathleen Marion Moynes, as Co-Trustees of The Moynes Family Trust**, located at 271 Forest Hill Wy, Gardnerville NV 89460, hereinafter referred to as Grantor(s) and **John Francis Moynes and Kathleen Marion Moynes, as Co-Trustees under The Moynes Family Trust Agreement dated October 3, 2019**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day quitclaimed unto the said Grantee the following described real estate located in Clark County, State of NV:

SEE ATTACGED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 271 Forest Hill Wy, Gardnerville NV 89460.

Prior Instrument reference: Instrument No. 2019-937367, Recorded October 30, 2019.

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.

WHEREAS, **the purpose of this deed is to update and correct name of the Trustees and clarify the date of the Trust.**

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 20 day of February, 2024.

John Moynes, Co-Trustee of the Moynes Family Trust

John Frank Moynes

Kathleen Marion Moynes, Co-Trustee of the Moynes Family Trust

Kathleen Marion Moynes

STATE OF Nevada
COUNTY OF Douglas

On this, the 20 day of Feb. 2024, personally appeared before me, a notary public, **John Moynes and Kathleen Marion Moynes, as Co-Trustees of The Moynes Family Trust**, known to me or satisfactorily proven, to be the persons described in the foregoing instrument, and acknowledged, that they executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

Donna Peacocke
Notary Public

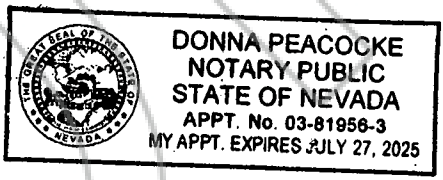


Exhibit A

File No.: 3008546

The Land referred to herein below is situated in the County of DOUGLAS, State of NV, and is described as follows:

Lot 312, in Block C, as set forth on that official plat of Job's Peak Ranch Unit 3, planned unit development Final Subdivision Map 2014-3, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on October 5, 2001 in Book 1001 of Official Records at page 1342, as Document No. 524340.

Being the same property as conveyed from John Moynes and Kitty Moynes, husband and wife to John Moynes and Kathleen Marion Moynes, as Co-Trustees of The Moynes Family Trust as set forth in Deed Instrument #2019-937367 dated 10/03/2019, recorded 10/30/2019, DOUGLAS County, NEVADA.

Tax ID: 1219-22-001-010

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1219-22-001-010
- 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 |
| i) <input type="checkbox"/> | Other: _____ (please specify) | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes:

Verified Trust - js

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00

Transfer Tax Value: \$

Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 07
- b. Explain Reason for Exemption: add middle names to vesting, without 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 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 John F. Moynes Capacity grantor

Signature Kathleen Marlon Moynes Capacity grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Moynes Family Trust

Address: 271 Forest Hill Wy

City: Gardnerville

State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Moynes Family Trust Agreement dated Oct

Address: 271 Forest Hill Wy

City: Gardnerville

State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Mortgage Connect LP Escrow # 3008546

Address: 600 Clubhouse Drive

City: Moon Township State: PA Zip: 15108