

Assessor's Parcel Number:

1420-28-511-017

Prepared By:

Jerome McManus



00180251202410069400080085

SHAWNYNE GARREN, RECORDER

E07

After Recording Return To:

Jerome R. McManus

2969 San Miguel Ct

Minden, Nevada 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 4/22/24 THE GRANTOR(S),

Jerome R. McManus ("Grantor") and Lori A. McManus, a married couple

\_\_\_\_ ("Grantor") and \_\_\_\_\_, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Jerome & Lori McManus Family Trust, ("Grantee") Jerome R. McManus and Lori A. McManus, Trustee, residing at 2969 San Miguel Ct, Minden, Douglas County County, Nevada 89423

ROBERT

ANNE

the following described real estate, situated in Minden, in the County of Douglas County, State of Nevada

The legal description is: See attached Exhibit A

Description is as it appears in Document No. 1012096-0000242066-1, Official Records, Douglas County County, Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Nevada Tax Law - CHAPTER 375 - TAXES ON TRANSFERS OF REAL PROPERTY .

375.090 Exemptions. The taxes imposed by NRS 375.020, 375.023 and 375.026 do not apply to:

1. A mere change in identity, form or place of organization, such as a transfer between a business entity and its parent, its subsidiary or an affiliated business entity if the affiliated business entity has identical common ownership.
2. A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof.
3. A transfer of title recognizing the true status of ownership of the real property, including, without limitation, a transfer by an instrument in writing pursuant to the terms of a land sale installment contract previously recorded and upon which the taxes imposed by this chapter have been paid.
4. A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common.
5. A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.
6. A transfer of title between former spouses in compliance with a decree of divorce.
7. A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

Mail Tax Statements To:  
Freedom Mortgage  
P.O. Box 6656  
Chicago, Illinois 60680-6656

**[SIGNATURE PAGE FOLLOWS]**


**Grantor Signatures:**

DATED: 4/22/24



Jerome R. McManus  
2969, San Miguel Ct  
Minden, Nevada  
89423

DATED: 04/22/24



Lori A. McManus  
2969, San Miguel Ct  
Minden, Nevada  
89423

**Grantor Signatures:**

DATED: \_\_\_\_\_

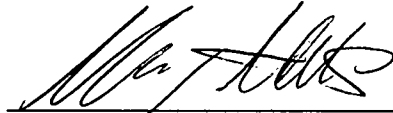
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_  
\_\_\_\_\_

DATED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_  
\_\_\_\_\_

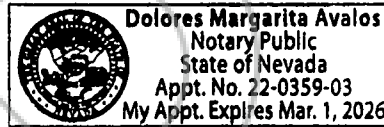
STATE OF NEVADA, COUNTY OF DOUGLAS COUNTY, ss:

This instrument was acknowledged before me on this 22 day of April,  
2024 by Jerome R. McManus and Lori A. McManus.

  
\_\_\_\_\_  
Notary Public

Notary / USA  
\_\_\_\_\_  
Title (and Rank)

My commission expires March 1, 2026



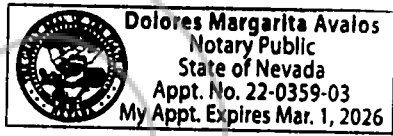
*COOPER*

STATE OF Nevada, COUNTY OF Douglas, ss:

*[Signature]*  
Notary Public

Notary / USA  
Title (and Rank)

My commission expires March 1, 2026



*[Large, faint watermark text: COOPER]*

**EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY**

COPY

EXHIBIT A

DOUGLAS COUNTY, NV **2016-882257**  
RPTT:\$1630.20 Rec:\$15.00  
\$1,645.20 Pgs=2 06/10/2016 10:49 AM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1420-28-511-017  
File No: 143-2503827 (SC)  
R.P.T.T.: \$1,630.20

When Recorded Mail To: Mail Tax Statements To:  
Jerome R. McManus and Lori A. McManus  
2969 San Miguel Court  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

The Caya Family Trust dated January 25, 1993, As amended and restated June 26, 2003

do(es) hereby *GRANT, BARGAIN and SELL* to

Jerome R. McManus and Lori A. McManus, husband and wife as joint tenants with rights of survivorship

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

**LOT 25, BLOCK B, AS SHOWN ON THE MAP OF MISSION HOT SPRINGS, UNIT 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 14, 1988, IN BOOK 988, PAGE 1249, AS DOCUMENT NO. 186262, AND BY CERTIFICATE OF AMENDMENT RECORDED OCTOBER 19, 1990, IN BOOK 1090, PAGE 2954, IN DOCUMENT NO. 237002, OFFICIAL RECORDS.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/04/2016

# STATE OF NEVADA DECLARATION OF VALUE

## FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Verified Trust

### 1. Assessor Parcel Number (s)

- (a) 1420-28-511-017
- (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

### 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

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 TO TRUST WITHOUT 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 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 GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: JEROME + LORI MCMANUS  
Address: 2969 SAN MIGUEL CT  
City: MINDEN  
State: NV Zip: 89423

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: JEROME + LORI MCMANUS TRUSTEES  
Address: JEROME + LORI MCMANUS FAMILY TRUST  
City: - SAME -  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

### COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)