

A.P. No. 1419-26-510-005
R.P.T.T. \$0.00

Recording Requested By:
Nancy A. Gibbons, a Law Corporation
2540 Camino Diablo, Suite 200
Walnut Creek, CA 94597
(925) 280-1990

When Recorded Mail To:
Bryan Richardson and Carol A. Richardson, Trustees
2944 Promontory Loop #1388
Genoa, NV 89411

Mail Tax Statements to: (deeds only)
Same as Above

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature

Nancy A. Gibbons

Nancy A. Gibbons, A Law Corporation Attorney

Quitclaim Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

A.P. No. 1419-26-510-005
R.P.T.T. \$0.00

WHEN RECORDED RETURN TO:

Bryan Richardson and Carol A. Richardson, Trustees
2944 Promontory Loop #1388
Genoa, NV 89411

MAIL TAX STATEMENTS TO:

Bryan Richardson and Carol A. Richardson, Trustees
2944 Promontory Loop #1388
Genoa, NV 89411

QUITCLAIM DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged,

Bryan Richardson and Carol A. Richardson, husband and wife as joint tenants

do hereby *GRANT* to

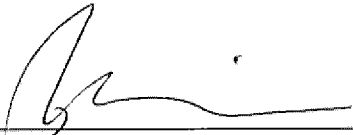
Bryan Richardson and Carol A. Richardson, Trustees of the Richardson 2003 Revocable Trust, dated August 15, 2003

the real property situated in the County of Douglas, State of Nevada, commonly known as 2944 Promontory Loop, Genoa, NV 89411 and described as follows:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Date: March 21, 2024



Bryan Richardson



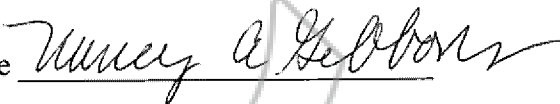
Carol A. Richardson

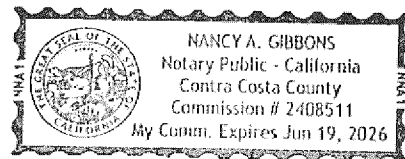
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On March 21, 2024, before me, NANCY A. GIBBONS, a Notary Public, personally appeared BRYAN RICHARDSON and CAROL A. RICHARDSON, who 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 behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(My commission expires: 6/19/2026)

This Notary Acknowledgment is attached to that certain Quitclaim Deed dated March 21, 2024

Exhibit "A"
Legal Description

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

PARCEL 1:

Lot 29, in Block A, as set forth on Final Subdivision Map, Planned Unit Development PD 05-001 for SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, filed for record with the Douglas County Recorder on September 12, 2007 in Book 907, Page 2074, as Document No. 709043, Official Records, Douglas County, Nevada.

PARCEL 2:

TOGETHER WITH the following easements for access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367 in Book 298, Page 4658 of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004 in Book 204, Page 954, as Document No. 603680 of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled Canyon Creek Meadows Phase 1, according to the plat thereof, filed on February 11, 2004 in Book 204, Page 4470, as Document No. 604356 of the Official Records of Douglas County, Nevada.

An easement for non-exclusive access purposes with the easement area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al., recorded on December 31, 1996 as Document No. 403934 in Book 1296, Page 4911 of the Official Records of Douglas County, Nevada.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property, and the installation, construction, repair, maintenance and replacement of roadway improvements within the easement area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004 as Document No. 603676 in Book 204, Page 862 of the Official Records of Douglas County, Nevada.

PARCEL 3:

ALSO TOGETHER WITH the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005 in Book 305, Page 14366 as Document No. 640526 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006 in Book 506, Page 168 as Document No. 673811 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006 in Book 506, Page 347 as Document No. 673835 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006 in Book 506, Page 377 as Document No. 673836 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006 in Book 706, Page 8118 as Document No. 680413 of the Official Records of Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006 in Book 1206, Page 66 as Document No. 689800 of the Official Records of Douglas County, Nevada.

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

APN: 1419-26-510-005

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1419-26-510-005
- 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 | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Verified Trust - js</u>

3. Total Value/Sales Price of Property:

	\$ <u>0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$ <u>0.00</u>
Transfer Tax Value:	\$ <u>0.00</u>
Real Property Transfer Tax Due:	\$ <u>0.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 07
- b. Explain Reason for Exemption: This is a transfer to the owners' Revocable Trust.
No consideration paid.

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 *Carol Richardson* Capacity Grantors
Signature _____ Capacity Grantees

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Bryan Richardson and Carol A. Richardson
Address: 2944 Promontory Loop #1388
City: Genoa
State: NV Zip: 89411

Print Name: Bryan Richardson and Carol A. Richardson, Trustees
Address: 2944 Promontory Loop #1388
City: Genoa
State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Nancy A. Gibbons, A Law Corporation Escrow # N/A
Address: 2540 Camino Diablo, Suite 200
City: Walnut Creek State: CA Zip: 94597

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)