

APN: 1420-28-210-011

Recorded at the Request of/Return To:
HERITAGE LAW
1625 State Route 88, Suite 304
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E07

Mail Future Tax Statements To:
FRANK M. RODRIGUES &
THERESE M. RODRIGUES, Trustees
1281 Hermosa Court
Minden, NV 89423

The undersigned hereby affirm that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, FRANK M. RODRIGUES and THERESE M. RODRIGUES, husband and wife as Community Property with right of survivorship, do hereby remise, release, and forever quitclaim and transfer all interest in 1281 Hermosa Court, Minden, Nevada 89423, APN# 1420-28-210-011, to FRANK M. RODRIGUES and THERESE M. RODRIGUES, Trustees of the *FMR-TMR 2024 Trust, dated June 25, 2024*, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF

Pursuant to NRS 111.312, the above legal description was previously recorded in that certain *Grant, Bargain, and Sale Deed* recorded as Document No. 2019-926420 of Official Records of Douglas County, State of Nevada, on March 7, 2019.

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

Please mail tax statements to the above address.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: June 25, 2024.

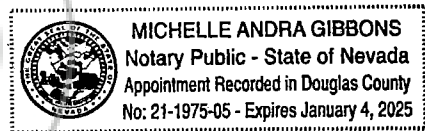
Frank M. Rodrigues
FRANK M, RODRIGUES, Grantor

Therese M. Rodrigues
THERESE M. RODRIGUES, Grantor

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On June 25, 2024, before me, a Notary Public, personally appeared FRANK M. RODRIGUES and THERESE M. RODRIGUES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that he and she executed it.

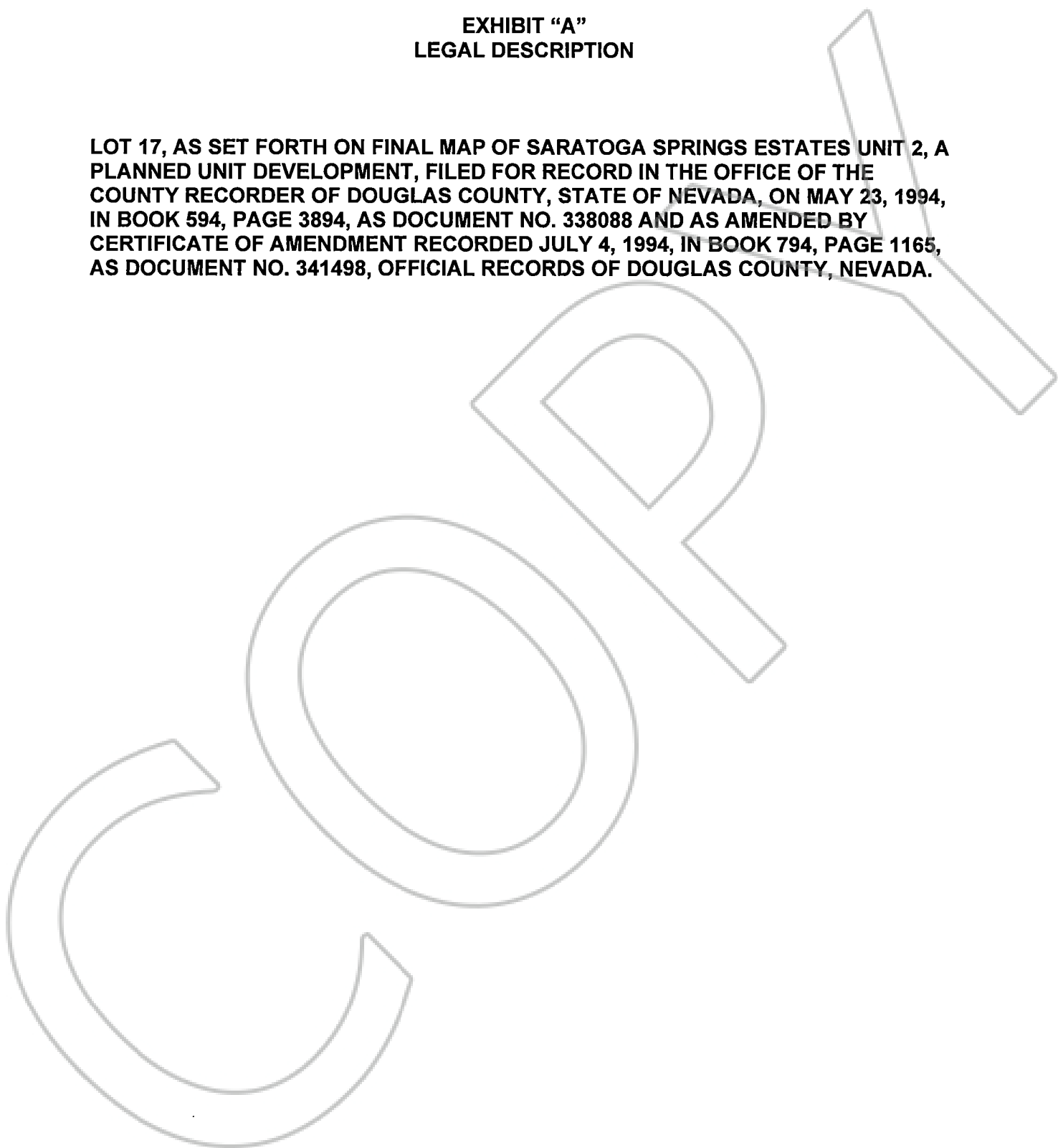
Michelle Andra Gibbons
Notary Public



APN: 1420-28-210-011

**EXHIBIT "A"
LEGAL DESCRIPTION**

LOT 17, AS SET FORTH ON FINAL MAP OF SARATOGA SPRINGS ESTATES UNIT 2, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 23, 1994, IN BOOK 594, PAGE 3894, AS DOCUMENT NO. 338088 AND AS AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 4, 1994, IN BOOK 794, PAGE 1165, AS DOCUMENT NO. 341498, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1420-28-210-011
 - 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: <u>7/1/24</u>	
NOTES: <u>Verified Grant AB</u>	

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

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: A transfer of title to or from a 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 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 Frank M. Rodriguez Capacity Grantor

Signature Therese M. Rodriguez Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Frank M. & Therese M. Rodrigues
 Address: 1281 Hermosa Court
 City: Minden
 State: Nevada Zip: 89423

Print Name: Frank M. & Therese M. Rodrigues, TTEE
 Address: 1281 Hermosa Court
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: HERITAGE LAW Escrow # _____
 Address: 1625 STATE ROUTE 88, STE 304
 City: MINDEN State: MINDEN Zip: 89423