



SHAWNYNE GARREN, RECORDER

E07

APN 1419-11-002-050

WHEN RECORDED, MAIL TO:

Jonathan H. King, Esq.
429 Marsh Avenue
Reno, Nevada 89509

MAIL TAX STATEMENT TO:

Linda M. Welch-Reynolds,
Trustee of The Welch-
Reynolds Family Trust
3423 Bernese Court
Carson City, NV 89705

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged, **LINDA M. WELCH-REYNOLDS, a single woman** does hereby **RELEASE AND FOREVER QUITCLAIM** to THE WELCH-REYNOLDS FAMILY TRUST dated May 22, 2018, LINDA M. WELCH-REYNOLDS, Trustee, all of the right, title and interest of the undersigned in and to the real property situate in the City of Carson City, County of Douglas, State of Nevada, commonly known as 3423 Bernese Court, Carson City, Nevada 89705 and more particularly described as follows:


Lot 58 of ALPINE VIEW ESTATES NO. 3,
according to the map thereof, filed in the
office of the County Recorder of Douglas
County, State of Nevada, on April 16, 1973,
in Book 473, Page 467 as Document No.
65319.

APN 1419-11-002-050

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

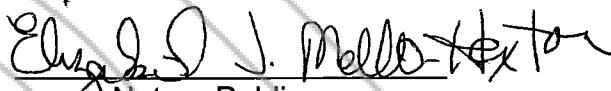
I hereby affirm that this document submitted for recording does not contain a social security number.

DATED this 12th day of June, 2024.


LINDA M. WELCH-REYNOLDS

STATE OF NEVADA)
) ss.
COUNTY OF Washoe)

On this 12th day of June, 2024, personally appeared before me, a Notary Public, **LINDA M. WELCH-REYNOLDS**, personally known or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that she executed the above instrument.


Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1419-11-002-050
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: Verified Trust - J

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: \$ _____

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: 100.00 %

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 Linda M. Welch-Reynolds Capacity _____ Grantor

Signature Linda M. Welch-Reynolds Capacity _____ Grantee

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

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

Print Name: Linda M. Welch-Reynolds
Address: 3423 Bernese Court
City: Carson City
State: NV Zip: 89705

Print Name: The Wech-Reynolds Family Trust, Linda M. Welch-Reynolds
Address: 3423 Bernese Court Trustee
City: Carson City
State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Jonathan H. King, Esq. Escrow # _____
Address: 429 Marsh Ave.
City: Reno State: NV Zip: 89509