

DOUGLAS COUNTY, NV

2024-1010736

RPTT:\$0.00 Rec:\$40.00

08/06/2024 08:18 AM

\$40.00 Pgs=3

RADIAN SETTLEMENT SERVICES INC.

SHAWNYNE GARREN, RECORDER

E07

APN: 1420-29-711-023

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280650935

MAIL TAX STATEMENTS TO:

DANNY WOOD and HELEN M. WOOD
2875 Sierra Manor Drive
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 31 day of JULY, 2024, by and between **Danny Wood and Helen M. Wood, Trustees of The Wood Family Trust, dated July 25, 2019**, residing at 2875 Sierra Manor Drive, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Danny Wood and Helen M. Wood, husband and wife, as joint tenants with right of survivorship**, residing at 2875 Sierra Manor Drive, Minden, NV 89423, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2875 Sierra Manor Drive, Minden, NV 89423

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.

Dated this 31 day of July, 2024.

Danny Wood

Danny Wood, Trustee of The Wood Family Trust, dated July 25, 2019

Helen M. Wood

Helen M. Wood, Trustee of The Wood Family Trust, dated July 25, 2019

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on 07-31-2024 (date) by **Danny Wood and Helen M. Wood, Trustees of The Wood Family Trust, dated July 25, 2019.** *

Donna Peacocke

Notary Public Signature

Donna Peacocke

Printed Name of Notary Public

My commission expires: 7-27-25

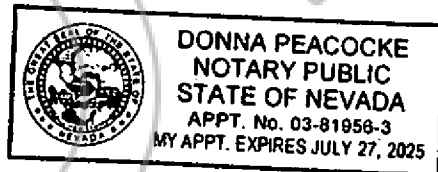


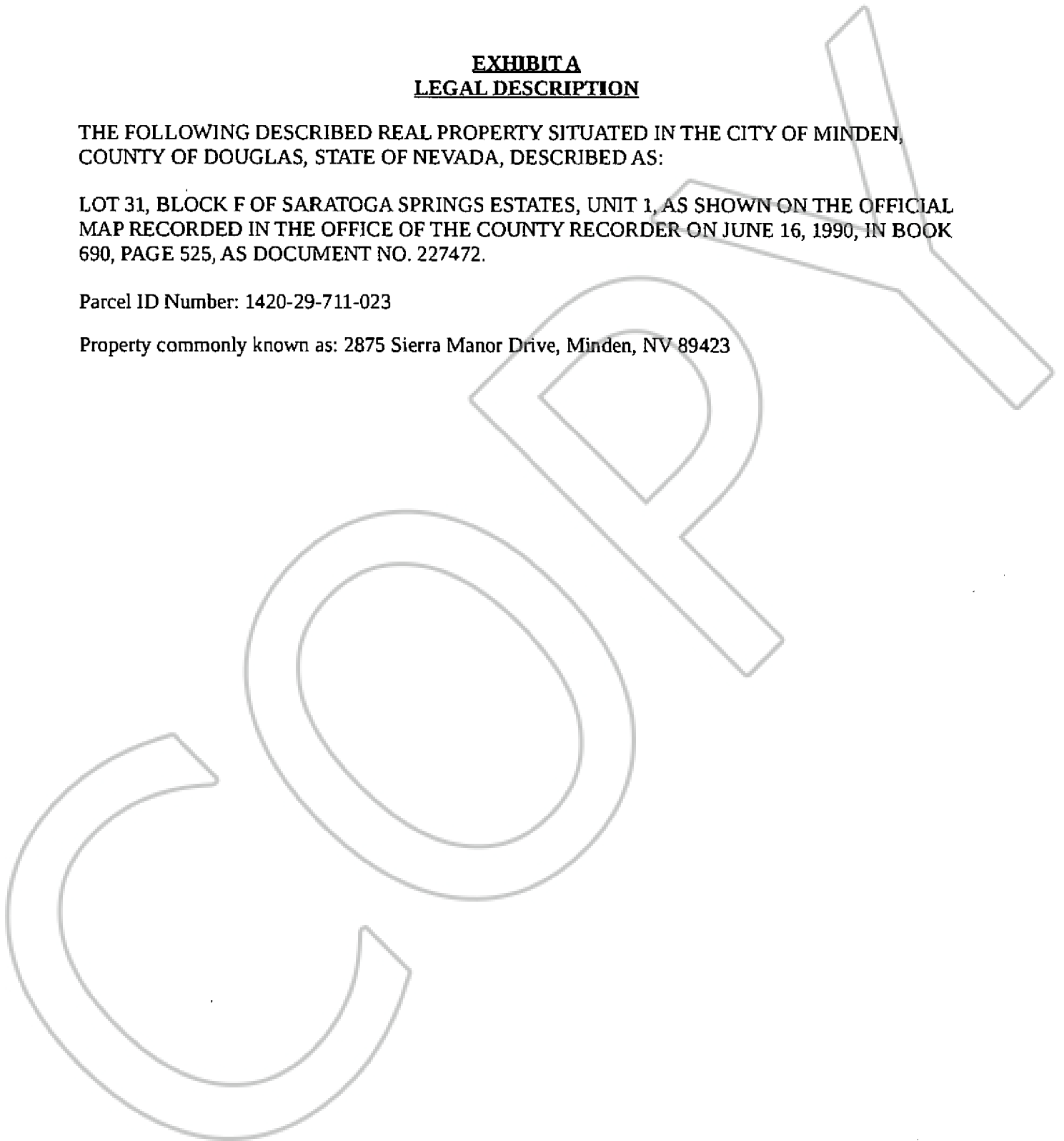
EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF MINDEN,
COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS:

LOT 31, BLOCK F OF SARATOGA SPRINGS ESTATES, UNIT 1, AS SHOWN ON THE OFFICIAL
MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 16, 1990, IN BOOK
690, PAGE 525, AS DOCUMENT NO. 227472.

Parcel ID Number: 1420-29-711-023

Property commonly known as: 2875 Sierra Manor Drive, Minden, NV 89423



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-29-711-023
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Removing from Trust for no 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: [Signature] Capacity: GRANTOR
 Signature: [Signature] Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Danny Wood and Helen M. Wood, Trustees
 Address: 2875 Sierra Manor Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Danny Wood and Helen M. Wood
 Address: 2875 Sierra Manor Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Radian Settlement Services Inc. Escrow # _____
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis State: PA Zip: 15108