

DOUGLAS COUNTY, NV

2024-1011397

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

08/22/2024 01:03 PM

SERVICELINK EAST ESCROW

SHAWNYNE GARREN, RECORDER

E05

Parcel Number: 1319-30-516-004

File No: 2001396428

RPTT: \$0.00

Exempt: Section NRS 375.090(5)

After Recording, Send to:

ServiceLink, LLC

1355 Cherrington Parkway

Moon Township, PA 15108

SEND TAX STATEMENTS/BILLS TO:

Alexandra Wootton and Jared William Failor

6315 Rocky Point Ct, Oakland, CA 94605

QUITCLAIM DEED

William R. Hughes and Oxana Wootton Hughes, husband and wife, ("Grantor"), of 234 VISTA DEL MONTE, LOS GATOS, CA 95030, for and in consideration of \$1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Alexandra Wootton and Jared William Failor**, a married couple as community property with rights of survivorship, ("Grantee"), whose tax mailing address is 6315 Rocky Point Ct, Oakland, CA 94605, with quitclaim covenants, the following described real estate in the County of Douglas and State of Nevada:

LOT 3, OF TAHOE VILLAGE, UNIT NO. 1, AN AMENDED MAP OF ALPINE VILLAGE, UNIT NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, RECORDED ON DECEMBER 7TH, 1971, AS DOCUMENT NO. 55769.

Property Address is: 267 Tramway Dr, Stateline, NV 89449

Prior deed recorded at Instrument No. 2022-981354

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

COPY

Executed by the undersigned on August 7, 2024:

✓ WR Hughes
William R. Hughes

✓ Signed in counterfort
Oxana Wootton Hughes,

STATE OF California
COUNTY OF Alameda

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **William R. Hughes and Oxana Wootton Hughes**, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/hers/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of August, 2024.



Shelly Raquel Poe
Notary Public

Prepared by: Mark Hackmann, Nevada Bar Number 16704; Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

Executed by the undersigned on 8/8, 2024

Signed in Counterpart
William R. Hughes


Oxana Wootton Hughes,

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **William R. Hughes** and **Oxana Wootton Hughes**, personally known to me, or has produced _____, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20____.

Notary Public

Prepared by: Mark Hackmann, Nevada Bar Number 16704; Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

**CERTIFICATE OF ACKNOWLEDGMENT OF
EXECUTION OF AN INSTRUMENT**

The Kingdom of Spain
(Country)

Province of Barcelona
(County and/or Other Political Division)

City of Barcelona
(County and/or Other Political Division)

} SS:

Consulate Gral. of the United States of America
(Name of Foreign Service Office)

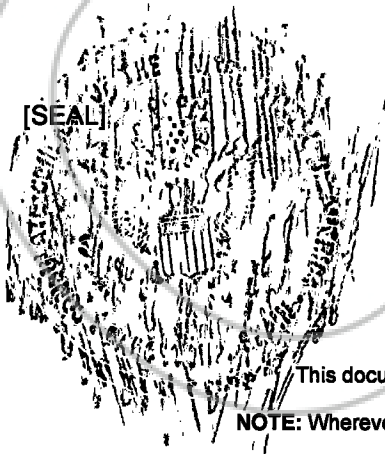
I, Lisa Pittman, Consular Officer

of the United States of America at Barcelona, Spain

duly commissioned and qualified, do hereby certify that on this day of 08-08-2024, before me personally appeared
Date (mm-dd-yyyy)

Oxana Grishankova WOOTTON HUGHES

to me personally known, and known to me to be the individual-described in, whose name is subscribed to,
and who executed the annexed instrument, and being informed by me of the contents of said instrument she
duly acknowledged to me that she executed the same freely and voluntarily for the uses and purposes
therein mentioned.



In witness whereof I have hereunto set my hand and
official seal the day and year last above written.
Lisa Pittman
Consular Officer of the United States of America.

This document consists of 4 pages, including the Acknowledgement certificate.

NOTE: Wherever practicable all signatures to a document should be included in one certificate.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-516-004
 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
 i. Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 1.00 → 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 5
 b. Explain Reason for Exemption: Parents to child and child in law

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 _____ Capacity: _____

Signature [Handwritten Signature] Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: William R. Hughes and Oxana Wootton Hughes,
 Address: 234 VISTA DEL MONTE
 City: LOS GATOS
 State: CA Zip: 95030

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alexandra Wootton and Jared William Failor
 Address: 6315 Rocky Point Ct
 City: Oakland
 State: CA Zip: 94605

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

Print Name: Service link
 Address: 1355 Cherrington Pkwy
 City: moon township

Escrow # 8001396428
 State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED