DOUGLAS COUNTY, NV

Rec:\$40.00

MILLWARD LAW, LTD.

2024-1011428

Total:\$40.00

08/23/2024 11:58 AM

Pas=2

APN: 1419-26-311-034

When Recorded, Please Return To: Millward Law, Ltd. 1591 Mono Ave. Minden, NV 89423

Mail Future Tax Statements To: Thomas Graham Sinclair, Jr. and Barbara Kay Sinclair PO Box 126 Genoa, NV 89411

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

SHAWNYNE GARREN, RECORDER

E07

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Thomas Sinclair and Barbara Sinclair, husband and wife, as joint tenants, do hereby remise, release, and forever quitclaim and transfer all of their interest to **Thomas Graham Sinclair**, **Jr. and Barbara Kay Sinclair**, **Trustees of the T&B Trust**, **dated August 22**, **2024**, in the real property commonly known as 490 Dubois Lane, Genoa, NV, APN 1419-26-311-034, situated in Douglas County, State of Nevada, more precisely described as:

LOT 34 AS SHOWN ON THE FINAL MAP A PLANNED UNIT DEVELOPMENT DP 18-0201 MOUNTAIN MEADOW ESTATES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON APRIL 14, 2021, AS FILE NO. 2021-965462, AND AMENDED BY CERTIFICATE OF AMENDMENT, RECORDED ON FEBRUARY 17, 2022, AS DOCUMENT NO. 2022-981344, OFFICIAL RECORDS.

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.

Date: August 22, 2024

Thomas Sinclair

Barbara Sinclair

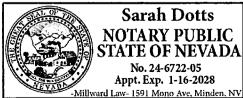
STATE OF NEVADA

ss.

COUNTY OF DOUGLAS

This Quitclaim Deed from conveying the above described property from Thomas Sinclair and Barbara Sinclair to the T&B Trust, dated August 22, 2024, was acknowledged before me, a Notary Public, on the 22nd day of August, 2024, by Thomas Sinclair and Barbara Sinclair.

Notary Public



State of Nevada	
Declaration of Value	FOR RECORDER'S OPTIONAL USE ONLY
 Assessor Parcel Number(s) 1419-26-311-034 	Document/Instrument # Book: Page:
	Date of Recording: 8/23/24
a) b) c)	Date of Recording: 8/23/24 Notes: Vinified Drunt
2 Type of Property:	~
c) Condo/Twnhse d) 2 e) Apt. Bldg. f) C	Single Fam. Res. 2-4 Plex Comm'l/Ind'I Mobile Home
3. Total Value/Sales Price of Property:	\$ 0
Deed in Lieu of Foreclosure Only (value of	property) \$0
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$ <u>0</u>
4. If Exemption Claimed:	
a. Transfer Tax Exemption, per NRS 375.0)90, Section: 7
b. Explain Reason for Exemption: Transfer	to Trust without consideration
5. Partial Interest: Percentage being transferred	d: <u>100.00</u> %
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 therein. 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: Turnes Sin Oker	Capacity: Grantor/Grantee
/ •	
SELLER (GRANTOR) INFORMATION - REQUIRED Name: Thomas Sinclair and Barbara Sinclair Address: PO Box 126 City, State, ZIP: Genoa, NV 89411	BUYER (GRANTEE) INFORMATION - REQUIRED Name: Thomas Graham Sinclair, Jr. and Barbara Kay Sinclair, as Trustees of the T&B Trust, dated August 22, 2024 Address: PO Box 126
	City, State, ZIP: Genoa, NV 89411
Print Name: Millward Law, Ltd.	ING (REQUIRED IF NOT THE SELLER OR BUYER) Escrow #
Address: 1591 Mono Ave. City, State, ZIP: Minden, NV 89423	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)