

PARCEL ID: 1419-09-001-004

Prepared By

EncorEstate Plans, Inc.
ATTN: Mike Bennett
23505 E Appleway
Liberty Lake, WA 99019

**Mail Tax Statements To and
After Recording Return To**

Michael Hughes
Julie Hughes
178 Tor Ct
Carson City, NV 89705

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

State of Nevada

Douglas County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Michael Hughes and Julie Hughes, husband and wife, as joint tenants with full rights of survivorship, residing at 178 Tor Ct, Carson City, NV 89705.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to the **Michael and Julie Hughes Family Trust** with Michael D. Hughes and Julie V. Hughes acting as the Trustees with a mailing address of 178 Tor Ct, Carson City, NV 89705 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Douglas County, Nevada, to-wit:

See Exhibit A.

SUBJECT TO: COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS NOW OF RECORD.

Address: 178 Tor Ct, Carson City, NV 89705

lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature [Signature] Date 8/4 2024
Print Name: Michael Hughes

Grantor's Signature [Signature] Date 8/4 2024
Print Name: Julie Hughes

NEVADA NOTARY ACKNOWLEDGMENT

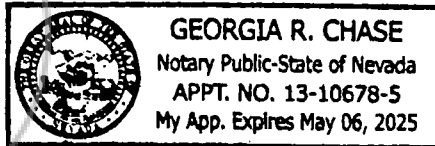
THE STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on August 4, 2024 (date) by Michael/Hughes and Julie Hughes (name of person).

[Signature]
Notary Public Signature

Print Georgia R. Chase

Title Notary Public



(Seal)

EXHIBIT A
Legal Description

Parcel 1

Lot 59 of CLEAR CREEK TAHOE-PHASE 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 23, 2020, as File No. 943845, Official Records.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099, and 916465.

APN: 1419-09-001-004

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1419-09-001-004
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>9/13/24 Trust Ok~A.B.</u>	
Notes:	

- 3.a. Total Value/Sales Price of Property \$ _____
 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 7
 b. Explain Reason for Exemption: Transfer of title to or from a trust without consideration.

5. Partial Interest: Percentage being transferred: _____ %
 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: [Handwritten Signature] Capacity: Grantor
 Signature: [Handwritten Signature] Capacity: Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Michael/Julie Hughes
 Address: 178 Tor Ct
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Michael & Julie Hughes Fam Tr
 Address: 178 Tor Ct
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: EncorEstate Plans
 Address: 23505 E Appleway
 City: Liberty Lake

Escrow # _____
 State: WA Zip: 99019