

DOUGLAS COUNTY, NV

2024-1012233

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\$40.00 Pgs=3

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GUIDEWAY LEGAL DOCUMENT & MEDIATION

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-33-310-022

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

**This Document Prepared By:**

GUIDEWAY LEGAL DOCUMENT &  
MEDIATION SERVICES, INC.

925 Ygnacio Valley Road #204, Walnut Creek, CA 94596  
CONTRA COSTA COUNTY. LDA# 188  
925-479-9600

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

Christopher M. Durand and Lisa M. Durand, as co-Trustees  
388 Windflower Court  
Windsor, CA 95492

**Send Subsequent Tax Bills To:**

Christopher M. Durand and Lisa M. Durand, as co-Trustees  
388 Windflower Court  
Windsor, CA 95492  
Phone: 510-517-8898/510-517-6394

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

CHRISTOPHER MARK DURAND and LISA MARIE DURAND, husband and wife,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby CONVEY AND QUITCLAIM to:

CHRISTOPHER M. DURAND and LISA M. DURAND, as co-Trustees of THE CHRISTOPHER M. DURAND AND LISA M. DURAND REVOCABLE TRUST, U/A dated August 20, 2007, the GRANTEE,

Whose mailing address is 388 Windflower Court, Windsor, CA 95492;

All of the following described real estate situated in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain, and Sale Deed, recorded on May 28, 2019, as Document No. 2019-929537 in Douglas County Records, Douglas County, Nevada.

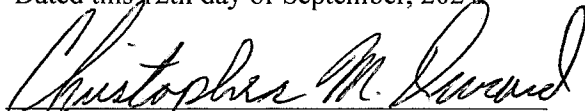
MORE commonly known as: 1288 Campbell Court, Gardnerville, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 12th day of September, 2024

  
CHRISTOPHER MARK DURAND

  
LISA MARIE DURAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

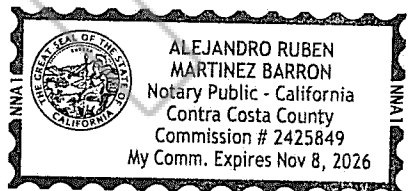
STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA

On September 12, 2024, before me, ALEJANDRO RUBEN MARTINEZ BARRON, a Notary Public, personally appeared CHRISTOPHER MARK DURAND and LISA MARIE DURAND, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public Signature



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

  
CHRISTOPHER MARK DURAND

  
LISA MARIE DURAND

# **EXHIBIT A**

## **LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 23, Block O of Final Subdivision Map FSM-1006 of CHICHESTER ESTATES PHASE 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on September 12, 1995, in Book 995 at Page 1407 as Document No. 370215 and by Certification of Amendment recorded March 5, 1997 in Book 397, Page 654 as Document No. 407852, Douglas County, Nevada records, and further amended by Certification of Amendment, recorded July 17, 2001, as Document No. 518480, Official Records.

and more commonly known as **1288 Campbell Court, Gardnerville, NV 89410.**

TAX PARCEL NUMBER: 1320-33-310-022

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1320-33-310-022
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

9/16/24 Trust Ok~A.B.

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
- Other: \_\_\_\_\_

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5 Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledge, 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: Christopher M. Durand Lisa M. Durand Capacity: Grantor

Signature: Christopher M. Durand Lisa M. Durand Capacity: Grantee

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

Print Name: Christopher Mark Durand and Lisa Marie Durand

Address: 388 Windflower Court  
City: Windsor  
State: CA Zip: 95492

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

Print Name: Christopher M. Durand and Lisa M. Durand, co-trustees of THE CHRISTOPHER M. DURAND AND LISA M. DURAND REVOCABLE TRUST

Address: Same as Grantor  
City: Same as Grantor  
State: Same as Grantor Zip: Same as Grantor

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

**AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED**

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