

DOUGLAS COUNTY, NV

2024-1012240

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/16/2024 09:52 AM

AMROCK, LLC-RESIDENTIAL

SHAWNYNE GARREN, RECORDER

E07

APN: 1420-28-111-012

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

Exempt: (7)

Recording Requested By:

Scott J. Fennema
2951 Del Rio Lane
Minden, NV 89423

After Recording Mail To:

Scott J. Fennema, et al
2951 Del Rio Lane
Minden, NV 89423

Send Subsequent Tax Bills To:

Scott J. Fennema, et al
2951 Del Rio Lane
Minden, NV 89423

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Scott J. Fennema and Allison M. Fennema, Trustees of the Morgan Jeffrey Family Trust dated November 15, 2022, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Scott J. Fennema and Allison M. Fennema, husband and wife, as joint tenants with right of survivorship and not as tenants in common, whose address is 2951 Del Rio Lane, Minden, NV 89423,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

MORE commonly known as: 2951 Del Rio Lane, Minden, NV 89423

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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



PRO 74182967 00101 01 0103

(Attached to and becoming a part of Quitclaim Deed dated 09/09/2024
between Scott J. Fennema and Allison M. Fennema, Trustees of the Morgan Jeffrey Family Trust
dated November 15, 2022, as Seller(s) and Scott J. Fennema and Allison M. Fennema, husband and
wife, as joint tenants with right of survivorship and not as tenants in common, as Purchaser(s).)

WITNESS my/our hands, this 9th day of September, 2024.

[Signature], trustee
Scott J. Fennema, Trustee

[Signature], Trustee
Allison M. Fennema, Trustee

STATE OF Nevada)

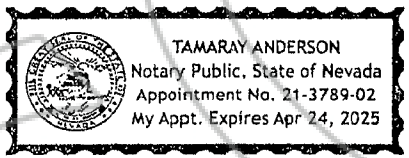
COUNTY OF Douglas)
ss

This instrument was acknowledged before me, this 9th day of
September, 2024, by Scott J. Fennema, Trustee and Allison M. Fennema,
Trustee.

NOTARY STAMP/SEAL

[Signature]
Notary Public

Notary
Title and Rank
My Commission Expires: April 24th 2025



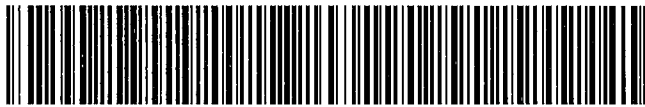
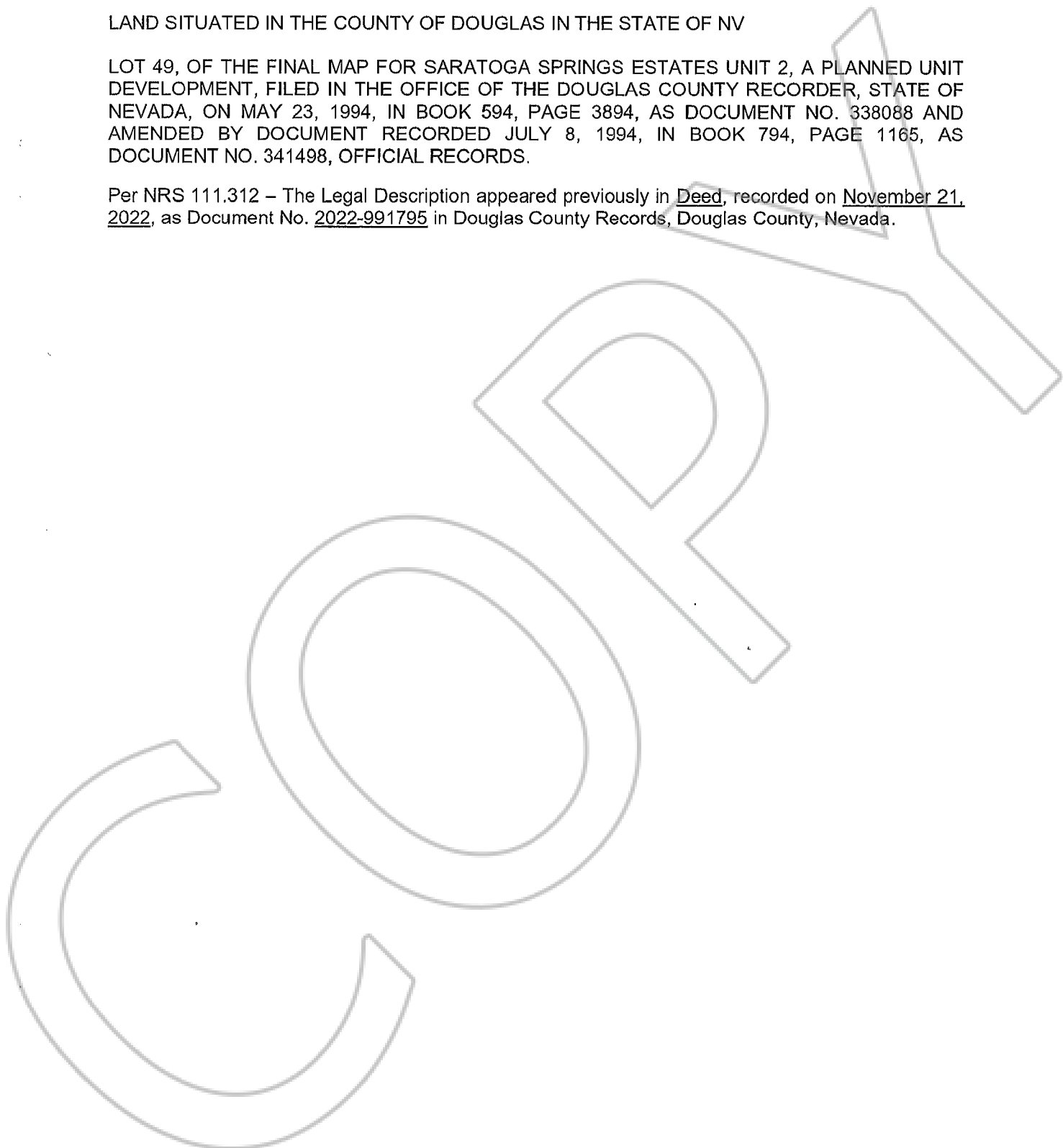
PRO 74182967 QC101 01 0203

EXHIBIT A – LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

LOT 49, OF THE FINAL MAP FOR SARATOGA SPRINGS ESTATES UNIT 2, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON MAY 23, 1994, IN BOOK 594, PAGE 3894, AS DOCUMENT NO. 338088 AND AMENDED BY DOCUMENT RECORDED JULY 8, 1994, IN BOOK 794, PAGE 1165, AS DOCUMENT NO. 341498, OFFICIAL RECORDS.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on November 21, 2022, as Document No. 2022-991795 in Douglas County Records, Douglas County, Nevada.



PRO 74182967 QC101 01 0303

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-28-111-012
 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 PUD

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: 9/16/24 Trust Ok~A.B.
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (N/a))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfers without consideration to or from a trust

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], Trustee Capacity: Grantor
 Signature [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Morgan Jeffrey Family Trust
 Address: 2951 Del Rio Lane
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Scott J. Fennema and Allison M. Fennema
 Address: 2951 Del Rio Lane
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Amrock - Recording Department Escrow # 74182967
 Address: 662 Woodward Avenue
 City: Detroit State: MI Zip: 48226