

LINCOLN COUNTY, NV

2024-166754

\$37.00

RPTT:\$0.00 Rec:\$37.00

04/02/2024 08:25 AM

UDEED, LLC

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 013-190-32

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

Exempt: (7)

Recording Requested By:

uDeed, LLC

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

After Recording Mail To:

uDeed, LLC - 113063

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

Send Subsequent Tax Bills To:

Raymond R. Russo, Trustee

19 Colorado Way

Henderson, NV 89015

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Raymond Russo, a married man who acquired title as a single man**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Raymond R. Russo, Trustee of the Janus Legacy Spendthrift Trust, dated January 1, 2019**, whose address is 19 Colorado Way, Henderson, Nevada 89015,

ALL that real property situated in the County of **Lincoln**, 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: **vacant lot, no assigned address**

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.

WITNESS my/our hands, this 14TH day of MARCH, 2024.

Raymond Russo
Raymond Russo

STATE OF Nevada)
COUNTY OF Clark) ss

This instrument was acknowledged before me, this 14 day of March, 2024, by **Raymond Russo**.

NOTARY STAMP/SEAL

cgil
Notary Public
Notary/Banker
Title and Rank
My Commission Expires: 01-23-27

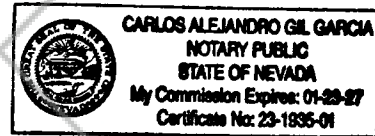


EXHIBIT "A"
LEGAL DESCRIPTION

THE REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:

PARCEL 1 OF SUBSEQUENT PARCEL MAP FOR NEVADA LAND & RANCHES, LLC
RECORDED JUNE 17, 2019, AS FILE NO. 2019-156616, IN THE OFFICE OF THE COUNTY
RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S ½) OF
SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.

EXCEPTING THEREFROM ANY PORTION LYING IN MABEL TRAIL, DEDICATED AS A
PUBLIC ROAD PER MAP RECORDED JUNE 17, 2019 AS DOCUMENT NO. 156615,
OFFICIAL RECORDS, LINCOLN COUNTY.

Per NRS 111.312 - The Legal Description appeared previously in **Grant, Bargain and Sale
Deed**, recorded on **July 19, 2019**, as Document No. **2019-156751** in Lincoln County
Records, Lincoln County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 013-190-32
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Townhouse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 _____ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
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: **Transfer without consideration to a trust.**

5. Partial Interest: Percentage being transferred: **N/A** %
 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: Raymond Russo Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Raymond Russo**
 Address: **19 Colorado Way**
 City: **Henderson**
 State: **Nevada** Zip: **89015**

Print Name: **Janus Legacy Spendthrift Trust**
 Address: **19 Colorado Way**
 City: **Henderson**
 State: **Nevada** Zip: **89015**

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

Print Name: uDeed, LLC - 113063
 Address: 1349 Galleria Drive, Suite 100
 City, State, Zip: Henderson, NV 89014-8624

Escrow #: _____

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