

APN: 1220-12-510-009

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

Exempt: (7)

Recording Requested By:

uDeed, LLC

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

After Recording Mail To:

uDeed, LLC - 77720

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

Send Subsequent Tax Bills To:

David F. Nicklin, Trustee, et al

37 Brindisi

Laguna Niguel, CA 92677

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **David F. Nicklin and Patricia Young-Nicklin, husband and wife, as community property with right of survivorship**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **David F. Nicklin and Patricia Young-Nicklin, Trustees of the David Nicklin and Patricia Young-Nicklin Family Trust dated April 10, 2003**, whose address is 37 Brindisi, Laguna Niguel, California 92677,

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

BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., FURTHER DESCRIBED AS FOLLOWS:

LOT 31 IN BLOCK G, AS SET FORTH ON FINAL SUBDIVISION MAP 2DA #01-083 FOR PINION RIDGE, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON SEPTEMBER 15, 2003 IN BOOK 0903, PAGE 7332 AS DOCUMENT NO. 589938.

Per NRS 111.312 - The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **April 29, 2005**, as Book **0405**, Page **13005**, Document No. **0643172** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **1123 Cortez Lane, Gardnerville, Nevada 89410-7957**

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 16th day of March, 2015.

David F. Nicklin
David F. Nicklin

Patricia Young Nicklin
Patricia Young Nicklin

STATE OF _____)
COUNTY OF _____) ss

This instrument was acknowledged before me, this _____ day of _____, 20____, by **David F. Nicklin and Patricia Young-Nicklin.**

NOTARY STAMP/SEAL

Notary Public

Title and Rank
My Commission Expires: _____

see attached
acknowledgment

California All-Purpose Acknowledgement

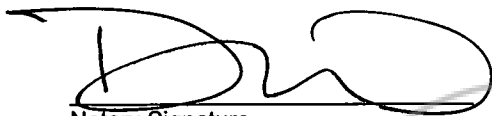
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

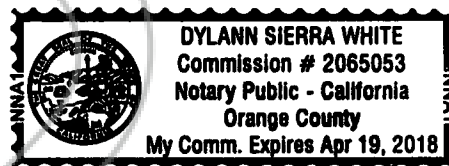
STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

On **March 16, 2015**, before me, **Dylann Sierra White**, a Notary Public, personally appeared **David F. Nicklin** and **Patricia Young-Nicklin**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons 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 Signature



(Seal)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-12-510-009
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: SD~TRUST

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: _____

3. Total Value /Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 Transfer Tax Value: \$ 0.00
 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: _____ %

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: *D. F. Nicklin* Capacity: GRANTOR
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: David F. Nicklin
 Address: 37 Brindisi
 City: Laguna Niguel
 State: California Zip: 92677

Print Name: David Nicklin and Patricia Young-Nicklin Family Trust
 Address: 37 Brindisi
 City: Laguna Niguel
 State: California Zip: 92677

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

Print Name: uDeed, LLC Escrow #: _____
 Address: 9041 S. Pecos Rd., Suite 3900
 City, State, Zip: Henderson, NV 89074