

APN: 1221-05-001-040



00012861201508612090030035

KAREN ELLISON, RECORDER

E07

**WHEN RECORDED MAIL TO:**

Rowe Hales Yturbide, LLP  
James R. Hales, Esq.  
P.O. Box 2080  
Minden, NV 89423

**MAIL TAX NOTICES TO:**

Cheryl A. Kelley  
2335 Jacobsen Lane  
Gardnerville, NV 89460

## Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Cheryl A. Kelley, formerly known as Cheryl A. Gemgnani, and incorrectly identified as Cheryl A. Gemnani in that certain Grant, Bargain and Sale Deed recorded as Document No. 0669253 on March 6, 2006, Trustee of the Cheryl A. Gemgnani Living Trust dated January 10, 1991 ("Grantor"), hereby conveys to Cheryl A. Kelley, a single woman, whose address is 2335 Jacobsen Lane, Gardnerville, Nevada, all right, title and interest in and to that certain real property located in Douglas County Nevada, more particularly described as follows:

Lot 9, in Block B, as shown on the official map of Pinenut Hills Ranch Unit No. 1, filed for record in the Office of the County Recorder on December 6, 1984, Book 1284, page 738, as Document No. 110990, Official Records of Douglas County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

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Pursuant NRS 111.312, this legal description was previously recorded at Document No. 0669253 on March 6, 2006, Book No. 0306, Page No. 1709.

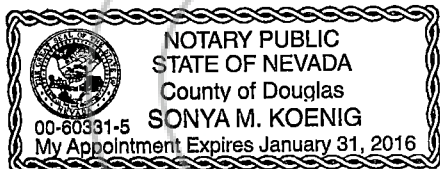
DATED this 29 day of April, 2015.

Cheryl A. Kelley  
Cheryl A. Kelley

STATE OF NEVADA                    )  
  : ss.  
COUNTY OF Douglas            )

This instrument was acknowledged before me on the 29<sup>th</sup> day of April, 2015 by Cheryl A. Kelley.

Sonya M. Koenig  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1221-05-001-040  
 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'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>W-Trust OK.</u>	

3. Total Value/Sales Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer from a Trust, without consideration, if a Certificate of Trust is presented at the time of transfer

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 Cheryl Kelley Capacity Seller  
 Signature Cheryl Kelley Capacity Buyer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Cheryl A. Kelley  
 Address: 2335 Jacobsen Lane  
 City: Gardnerville  
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Cheryl A. Kelly  
 Address: 2335 JACOBSEN LANE  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: JAMES R. HALES, ESQ Escrow # \_\_\_\_\_  
 Address: 11638 Esmeralda Avenue  
 City: Minden State: NV Zip: 89423