

APN: 1220-21-810-252

When Recorded, Please Return To:

Heritage Law Group, P.C.
1625 Highway 88, Suite 304
Minden, Nevada 89423



00018001201508659000020026

KAREN ELLISON, RECORDER

E07

Mail Future Tax Statements To:

Ms. Phyllis Pickard
1721 Sunshine Rd.
Minden, NV 89423

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Phyllis K. Pickard, an unmarried woman, does hereby remise, release and forever quitclaim and transfer all interest in 621 Adaline Way, Gardnerville, NV, APN 1220-21-810-252, to Charles R. Bullwinkle and Phyllis K. Pickard, Trustees of the *Bullwinkle-Pickard Trust dated June 22, 2015*, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as:

Lot 266, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974 as Document No. 72456.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, Sale Deed No. 754540 recorded on November 25, 2009.

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

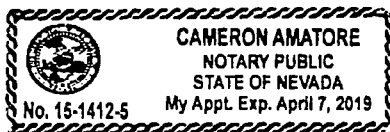
Date: July 6, 2015

Phyllis K. Pickard

State of Nevada)
Douglas County)

This instrument was acknowledged before me on July 6, 2015, by Phyllis K. Pickard.

Signature
Notary Public



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>PK - Saw Trust</i>	

1. Assessor Parcel Number(s)
a) 1220-21-810-252
b) _____
c) _____
d) _____

- 2 Type of Property:
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

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

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

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 therein. Furthermore, the 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: *Phyllis K. Pickard* Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Phyllis K. Pickard

Address: 1721 Sunshine Rd.
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Charles R. Bullwinkle and Phyllis K. Pickard, Trustees of the Bullwinkle-Pickard Trust dated June 22, 2015

Address: 1721 Sunshine Rd.
City, State, ZIP: Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Heritage Law Group, P.C. Escrow # _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)