

APN: 1220-16-310-069

When Recorded, Please Return To:  
Heritage Law Group, P.C.  
1625 Highway 88, Suite 304  
Minden, Nevada 89423



KAREN ELLISON, RECORDER

E07

Mail Future Tax Statements To:  
Mr. Russell Churchill  
1189 Kimmerling Rd.  
Gardnerville, NV 89460

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Russell Churchill, an unmarried man, does hereby remise, release and forever quitclaim and transfer all interest in 1264 Redwood Circle #1, Gardnerville, NV, APN 1220-16-310-069, to ~~Lynne Phelps~~ <sup>Lynn Phelps</sup>, Trustee of the *RDC Irrevocable Trust dated June 3, 2015*, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as:

**Lot 85in [sic] Building L, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSES-I, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 14, 1979, as Document No. 38712, and as corrected by Certificate of Amendment recorded July 14, 1980, as Document No. 46136.**

Pursuant to NRS 111.312, the above legal description previously appeared in Quitclaim Deed No. 854083 recorded on December 8, 2014.

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.

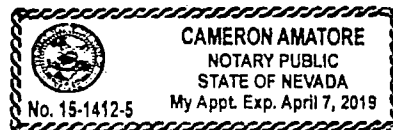
Date: June 3, 2015

  
\_\_\_\_\_  
Russell Churchill

State of Nevada )  
Douglas County )

This instrument was acknowledged before me on June 3, 2015, by Russell Churchill.

Signature   
Notary Public



**State of Nevada  
Declaration of Value**

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

1. Assessor Parcel Number(s)  
 a) 1220-16-310-069  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

- 2 Type of Property:
- |   |  |
|---|--|
| a) <input type="checkbox"/> Vacant Land             | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex         |
| e) <input type="checkbox"/> Apt. Bldg.              | f) <input type="checkbox"/> Comm'l/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: *[Signature]* Capacity: Attorney

**SELLER (GRANTOR) INFORMATION - REQUIRED**  
 Name: Russell Churchill

**BUYER (GRANTEE) INFORMATION - REQUIRED**  
 Name: Monica Lynn Phelps, Trustee of the RDC Irrevocable Trust dated June 3, 2015

Address: 1189 Kimmerling Rd.  
 City, State, ZIP: Gardnerville, NV 89460

Address: 1493 Meridian Rd  
 City, State, ZIP: Victor, MT 59875

**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