

DOUGLAS COUNTY, NV

2015-873537

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

12/04/2015 08:19 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

**APN:** 102207002010

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

Exempt: (7)

**Recording Requested By:**

Hansel J. Hamel  
1356 US Highway 395 South  
Gardnerville, Nevada 89410

**After Recording Mail To:**

Hansel and Theresa Hamel  
1356 US Highway 395 South  
Gardnerville, Nevada 89410

**Send Subsequent Tax Bills To:**

Hansel and Theresa Hamel  
1356 US Highway 395 South  
Gardnerville, Nevada 89410

①  
**QUITCLAIM DEED**

TITLE OF DOCUMENT

61003620-3238698

THIS INDENTURE WITNESSETH THAT, **Hansel J. Hamel and Theresa L. Hamel, Trustees, or their successors in trust, under the Hamel Living Trust, dated June 3, 2004 and any amendments thereto**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Hansel J. Hamel and Theresa L. Hamel, husband and wife as joint tenants with right of survivorship and not as tenants in common**, whose address is 1356 US Highway 395 South, Gardnerville, Nevada 89410,

ALL that real property situated in the County of **Douglas**, 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: **1356 US Highway 395 South, Gardnerville, Nevada 89410**

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 25<sup>th</sup> day of November, 2015.

Hansel J. Hamel, Trustee  
Hansel J. Hamel, Trustee

Theresa L. Hamel, Trustee  
Theresa L. Hamel, Trustee

STATE OF Nevada)

COUNTY OF Douglas) SS

This instrument was acknowledged before me, this 25<sup>th</sup> day of November, 2015, by **Hansel J. Hamel, Trustee and Theresa L. Hamel, Trustee.**

**NOTARY STAMP/SEAL**

Shari L. Hall

Notary Public Shari L. Hall

Notary Public - Signing Agent

Title and Rank

My Commission Expires: 7.6.2019



## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 102207002010

Land Situated in the County of Douglas in the State of NV

### PARCEL 1:

All that certain lot, piece, parcel or portion of land situated, lying and being within the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 10 North, Range 22 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion on the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 10 North, Range 22 East, M.D.M. lying Southwesterly of the Southwesterly right-of-way line of U.S. Highway 395.

### PARCEL 2:

All that certain lot, piece, parcel or portion of land situated, lying and being within the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 10 North, Range 22 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Beginning at the Northeast corner of said North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 7 which point is the True Point of Beginning; thence along the North line of said North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 7, South 87°50'05" West a distance of 74.45 feet; thence leaving said line South 00°10'52" West a distance of 321.39 feet to the South line of said North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 7; thence along said South line North 87°33'00" East a distance of 74.46 feet to the Southeast corner of said North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 7; thence along the East line of said North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 7 North 00°10'52" West a distance of 321.02 feet to the True Point of Beginning.

The property address and tax parcel identification number listed are provided solely for informational purpose

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1356 US Highway 395 S, Gardnerville, NV 89410

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 102207002010  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

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 or from a Trust

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: Hansel J. Hamel Capacity: Trustee/Grantor  
 Signature: Theresa L. Hamel Capacity: Trustee Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: **Hamel Living Trust**  
 Address: **1356 US Highway 395 South**  
 City: **Gardnerville**  
 State: **Nevada** Zip: **89410**

Print Name: **Hansel J. Hamel**  
 Address: **1356 US Highway 395 South**  
 City: **Gardnerville**  
 State: **Nevada** Zip: **89410**

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

Print Name: **Title Source, Inc.** Escrow #: **61003620**  
 Address: **662 Woodward Avenue**  
 City, State, Zip: **Detroit, Michigan 48226**

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