

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

Send Subsequent Tax Bills To:

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

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61003620-3238700

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Hansel J. Hamel and Theresa L. Hamel, husband and wife as joint tenants with right of survivorship and not as tenants in common**, 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, Trustees, or their successors in trust, under the Hamel Living Trust, dated June 3, 2004 and any amendments thereto**, 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 25th day of November, 2015.

Hansel J. Hamel
Hansel J. Hamel

Theresa L. Hamel
Theresa L. Hamel

STATE OF Nevada)

COUNTY OF Douglas) SS

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

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 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: _____

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

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

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Print Name: **Hamel Living Trust**
 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)