

DOUGLAS COUNTY, NV

2016-886216

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

08/17/2016 11:50 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

**APN: 132002001003**

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

Exempt: (7)

**Recording Requested By:**

Clifford Oneal Bricker  
1603 Johnson Lane  
Minden, Nevada 89423

**After Recording Mail To:**

Clifford and Cheryl Bricker  
1603 Johnson Lane  
Minden, Nevada 89423

**Send Subsequent Tax Bills To:**

Clifford and Cheryl Bricker  
1603 Johnson Lane  
Minden, Nevada 89423

③ 62046749 - 3596698

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Clifford Oneal Bricker and Cheryl Ann Bricker, 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 **Clifford Oneal Bricker and Cheryl Ann Bricker, Trustees of the Bricker Family Trust dated July 31, 2007**, whose address is 1603 Johnson Lane, Minden, Nevada 89423,

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: **1603 Johnson Lane, Minden, Nevada 89423**

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.

(Attached to and becoming a part of Quitclaim Deed dated 8-9-16  
between Clifford Oneal Bricker and Cheryl Ann Bricker, husband and wife, as joint tenants with right  
of survivorship and not as tenants in common, as Seller(s) and Clifford Oneal Bricker and Cheryl Ann  
Bricker, Trustees of the Bricker Family Trust dated July 31, 2007, as Purchaser(s).)

WITNESS my/our hands, this 9<sup>th</sup> day of August, 2016.

Clifford Oneal Bricker  
Clifford Oneal Bricker

Cheryl Ann Bricker  
Cheryl Ann Bricker

STATE OF NEVADA)

COUNTY OF DOUGLAS)

ss

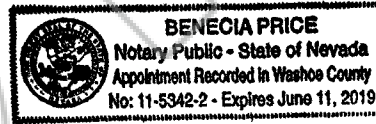
This instrument was acknowledged before me, this 9<sup>th</sup> day of  
AUGUST, 2016, by **Clifford Oneal Bricker and Cheryl Ann Bricker.**

NOTARY STAMP/SEAL

Benedicia Price  
Notary Public Benedicia Price

NOTARY PUBLIC  
Title and Rank

My Commission Expires: 6/11/2019



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B&M, DESCRIBED AS FOLLOWS:

PARCEL 1, AS SET FORTH IN THE PARCEL MAP FOR JOHN W. AND MARJORIE HALL, RECORDED MARCH 21, 1978 IN BOOK 378, PAGE 1360, DOCUMENT NO. 18785, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on 08/16/2016, as Book n/a, Page n/a, Document No. 2016-886176 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 132002001003  
 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: \_\_\_\_\_

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

3. Total Value /Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: Transfers without consideration to 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: Cheryl Ann Bricker Capacity: grantor

Signature: Cheryl Ann Bricker, Trustee Capacity: grantor

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

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

Print Name: **Clifford Oneal Bricker  
Cheryl Ann Bricker**  
 Address: **1603 Johnson Lane**  
 City: **Minden**  
 State: **Nevada** Zip: **89423**

Print Name: **Bricker Family Trust**  
 Address: **1603 Johnson Lane**  
 City: **Minden**  
 State: **Nevada** Zip: **89423**

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

Print Name: **TSI - Recording Department** Escrow #: 62066749  
 Address: **662 Woodward Avenue**  
 City, State, Zip: **Detroit, Michigan 48226**

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