

After Recording Return to:  
Unisource

2530 Red Hill Ave, Suite 110  
Santa Ana, CA 92705

Mail Tax Statements To:

Craig M. Horn  
Toni B. Horn  
3313 Dog Leg Drive  
Minden, NV 89423

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.0.0)

[this space for recording information]

PROPERTY TAX ID# 1420-18-710-036

unis 1058261

Prepared By:  
Jalene Ramos

**QUITCLAIM DEED**

[Exempt from taxation pursuant to NRS §375.090(7)]

“This is conveyance is a gift and the grantor received nothing in return”  
(this deed is being executed to remove property from a trust to the trust beneficiaries)

THIS INDENTURE, MADE this 10th day of August, 2016 between CRAIG HORN and TONI HORN, Trustees of the 1999 C&T Horn Revocable Trust dated October 2, 1999, with full and binding authority to act on behalf of said trust pursuant to Certificate of Trust attached hereto and made a part hereof having a mailing address of 3313 Dog Leg Drive, Minden, NV 89423, Grantors, and CRAIG M. HORN and TONI B. HORN, husband and wife, as community property with full right of survivorship, residing at 3313 Dog Leg Drive, Minden, NV 89423, Grantees.

WITNESSETH, that said Grantors, without consideration (no revenue received) as a gift to the Grantees, the Grantors therefore do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

**LOT 36 IN BLOCK B, AS SET FORTH ON THAT CERTAIN AMENDED FINAL MAP LDA #99-54-1A FOR SUNRIDGE HEIGHTS III, PHASE 1A, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON DECEMBER 29, 2003, IN BOOK 1203, PAGE 12019, AS DOCUMENT NO. 600647.**


**SUBJECT TO ALL MATTERS OF RECORD.**

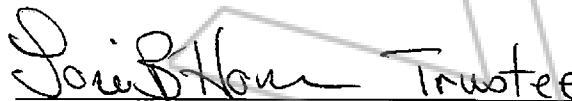
BEING THE SAME PROPERTY CONVEYED TO CRAIG HORN AND TONI HORN, TRUSTEES OF THE 1999 C&T HORN REVOCABLE TRUST DATED OCTOBER 2, 1999 BY DEED FROM CRAIG M. HORN AND TONI B. HORN, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED 11/13/2012 IN BOOK 1112, PAGE 3600, IN DOUGLAS COUNTY, NEVADA.

PROPERTY ADDRESS: 3313 Dog Leg Drive, Minden, NV 89423  
*The legal description was obtained from a previously recorded instrument.*

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

WITNESS the following signatures and seal:

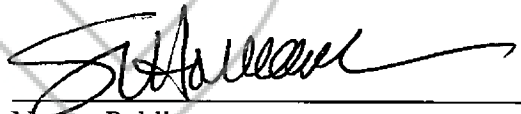
  
CRAIG HORN, Trustee of the 1999 C&T Horn Revocable Trust dated October 2, 1999

  
TONI HORN, Trustee of the 1999 C&T Horn Revocable Trust dated October 2, 1999

STATE OF NEVADA }  
County of Douglas to wit: }

This instrument was acknowledged before me on this 10th day of August, 2016, by CRAIG HORN and TONI HORN, Trustees of the 1999 C&T Horn Revocable Trust dated October 2, 1999.



  
Notary Public  
My Commission Expires: 7.6.2019

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-18-710-036  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust cert ok klr

3. Total Value/Sales Price of Property \$ 0  
 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. without consideration  
 b. Explain Reason for Exemption: conveyance is a gift and grantor received nothing in return. Out of 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 [Signature] Capacity Trustee  
 Signature [Signature] Capacity Trustee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: 1999 C & T Horn Revocable  
 Address: 963 Topsy Ln, Ste 306-197 Trust  
 City: Carson City  
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Craig M. Horn & Toni B. Horn  
 Address: 3313 Dog Leg Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Unisource Escrow #: \_\_\_\_\_  
 Address: 2530 Red Hill #110  
 City: Santa Ana State: CA Zip: 92705