

**APN:** 1420-07-614-003

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

Exempt: (7)

**Recording Requested By:**

Theodore Osier  
3535 Smoketree Avenue  
Carson City, Nevada 89705

**After Recording Mail To:**

Theodore and Michelle Osier  
3535 Smoketree Avenue  
Carson City, Nevada 89705

**Send Subsequent Tax Bills To:**

Theodore and Michelle Osier  
3535 Smoketree Avenue  
Carson City, Nevada 89705

① 62227268-3644477

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Theodore Osier and Michelle L. Osier, Trustees of the Theodore Osier and Michelle L. Osier Family Trust dated April 15, 2014,** FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Theodore Osier and Michelle L. Osier, husband and as joint tenants with right of survivorship and not as tenants in common,** whose address is 3535 Smoketree Avenue, Carson City, Nevada 89705,

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: **3535 Smoketree Avenue, Carson City, Nevada 89705**

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 9-17-16  
between Theodore Osier and Michelle L. Osier, Trustees of the Theodore Osier and  
Michelle L. Osier Family Trust dated April 15, 2014, as Seller(s) and Theodore Osier and  
Michelle L. Osier, husband and as joint tenants with right of survivorship and not as  
tenants in common, as Purchaser(s))

WITNESS my/our hands, this 17<sup>th</sup> day of September, 2016.

[Signature], TRUSTEE  
Theodore Osier, Trustee

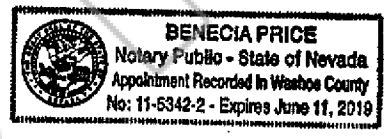
Michelle L. Osier, Trustee  
Michelle L. Osier, Trustee

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) SS

This instrument was acknowledged before me, this 17<sup>th</sup> day of SEPTEMBER,  
2016, by Theodore Osier, Trustee and Michelle L. Osier, Trustee.

NOTARY STAMP/SEAL

Beneicia Price  
Notary Public Beneicia Price  
PUBLIC NOTARY  
Title and Rank  
My Commission Expires: 6/11/2019



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

LAND SITUATED IN THE INDEPENDENT CITY OF CARSON CITY IN THE STATE OF NV

LOT 3, IN BLOCK C, OF THE FINAL MAP OF SUNRIDGE HEIGHTS II, PHASE 1, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 30, 1993, AS DOCUMENT NO. 311338.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **April 22, 2014**, as Document No. **0841360** in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust cert ok - ke

1. Assessor Parcel Number(s)  
 a) 1420-07-614-003  
 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'/Ind'l  
 g)  Agricultural                        h)  Mobile Home  
 \_\_\_\_\_ Other: \_\_\_\_\_

3. Total Value /Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 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: Transfers without consideration 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: [Signature], TRUSTEE                      Capacity: GRANTOR

Signature: [Signature]    Capacity: GRANTEE

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

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

Print Name: **Theodore Osier and Michelle L. Osier Family Trust**  
 Address: **3535 Smoketree Avenue**  
 City: **Carson City**  
 State: **Nevada**                      Zip: **89705**

Print Name: **Theodore Osier**  
 Address: **3535 Smoketree Avenue**  
 City: **Carson City**  
 State: **Nevada**                      Zip: **89705**

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

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

Escrow #: **62227268**

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