

15'

APN # 1420-08-211-058  
RECORDING REQUESTED  
AND RETURN TO:  
Lifeline Estate Services, Inc.  
3708 Lakeside Drive, Suite 202  
Reno, Nevada 89509



MAILTAX STATEMENTS TO:  
Edward E. Nattrass, Trustee  
Helga M. Rohgers, Trustee  
P.O. BOX 892  
Carnelian Bay, CA 96140

**QUITCLAIM DEED**

EDWARD NATTRASS, an unmarried man and HELGA ROHGERS, an unmarried woman, as joint tenants, hereby quitclaims an undivided Fifty Percent (50%) interest to EDWARD E. NATTRASS, trustee or successor trustee of the EDWARD E. NATTRASS LIVING TRUST DATED DECEMBER 21, 2006, and an undivided Fifty Percent (50%) interest to HELGA M. ROHGERS, trustee or successor trustee of the HELGA M. ROHGERS FAMILY TRUST DATED NOVEMBER 19, 2009, the following described real estate in Douglas County, State of Nevada:

See Exhibit "A" Attached

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: February 7, 2017

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

*Edward Nattrass*  
EDWARD NATTRASS  
*Helga Rohgers*  
HELGA ROHGERS

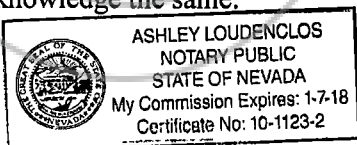
STATE OF NEVADA

)  
) SS:  
)

COUNTY OF WASHOE

ACKNOWLEDGEMENT

Personally came before me this February 7, 2017, the above named EDWARD NATTRASS and HELGA ROHGERS, to me known to be the persons who executed the foregoing instrument and acknowledge the same.



*Ashley Loudenclos*  
Ashley Loudenclos, Notary Public  
Washoe County, Nevada  
My Commission Expires 01/07/2018

**Exhibit "A"**

All that parcel of land as shown on the Maps filed for record on Document No.'s 338607 and 340968, in the office of the Douglas County Nevada Recorders office, described as:

Beginning at the most Easterly point of the Park (open space) parcel as shown on said Document No. 338607; thence the following 5 courses:

1. South 46°12'23" West, 15.00 feet along the Westerly right of way of Capricorn Drive
2. North 43°47'37" West, 137.39 feet to the North line of said Park
3. North 89°56'10" East, 150.15 feet
4. South 43°47'37" East, 33.59 feet to the Westerly right of way of said Capricorn Drive
5. South 46°12'23" West, 93.50 feet to the point of beginning.

Said land is further described as Lot 12A, Block H, on Record of Survey Supporting a Boundary Lot Line Adjustment, recorded July 16, 1996 in Book 796, Page 2361, Document No. 392125, in the Office of the County Recorder of Douglas County, State of Nevada.

NOTE(NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on December 6, 2016, as Document No. 2016-891669, of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) **1420-08-211-058**
- b)
- c)
- d)

*Trust OK - A*

**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
- j)  other

**3. Total Value/Sales Price of Property:**

|  |     |
|--|-----|
|  | \$0 |
| Deed in Lieu of foreclosure Only (value of property) | \$0 |
| Transfer Tax Value:                                  | \$0 |
| Real Property Transfer Tax Due:                      | \$0 |

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: **7**
- b. Explain Reason for Exemption: **Transfer to two (2) revocable living trusts without consideration. Edward E. Natrass is the creator & Trustor of the EDWARD E. NATTRASS LIVING TRUST DATED 12/21/2006 & Helga M. Rohgers is the creator & Trustor of the HELGA M. ROHGERS FAMILY TRUST DATED 11/19/2009**
- 5. Partial Interest: Percentage being transferred: **%**

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 disallowance of any claimed exemption, or other determination of additional taxes 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: *Edward Natrass*  
 Signature: *Helga Rohgers*

Capacity: Trustee  
 Capacity: Trustee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Edward Natrass & Helga Rohgers  
 Address: P.O. BOX 892  
 City: Carnelian Bay  
 State: CA Zip: 96140

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Edward Natrass, ttee of the Edward E.  
 Address: P.O. BOX 892 Natrass Living Trust  
 City: Carnelian Bay DTD 12/21/06 & Helga  
 State: CA Zip:96140 M. Rohgers, ttee of the  
 Helga M. Rohgers  
 Family Trust DTD  
 11/19/2009

**COMPANY /PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: LIFELINE ESTATE SERVICES  
 Address: 3708 Lakeside Dr #202  
 City: Reno State: NV Zip: 89509

Escrow #

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)