

APN: 1220-16-113-013



KAREN ELLISON, RECORDER

E07

When Recorded, Please Return To:

Millward Law, Ltd.  
1591 Mono Ave.  
Minden, NV 89423

Mail Future Tax Statements To:

Carey Kangas and Annette Kangas, Trustees  
1225 Wintergreen Court  
Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Carey S. Kangas and Annette R. Kangas**, husband and wife, as joint tenants, do hereby remise, release, and forever quitclaim and transfer all interest in 1225 Wintergreen Court, Gardnerville, Nevada, APN 1220-16-113-013, to **Carey Samuel Kangas and Annette Rose Kangas, Trustees of the Kangas Family Trust dated June 9, 2017**, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as:

**See Exhibit "A"**

Pursuant to NRS 111.312, the above legal description previously appeared in Individual Grant Deed recorded on June 30, 1995, as Document Number 365351.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Date: June 9, 2017

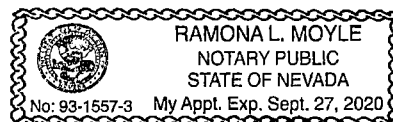
\_\_\_\_\_  
Carey S. Kangas

\_\_\_\_\_  
Annette R. Kangas

State of Nevada     )  
                                  ) ss.  
County of Douglas    )

This instrument was acknowledged before me on June 9, 2017, by Carey S. Kangas and Annette R. Kangas.

\_\_\_\_\_  
Notary Public



**Exhibit A**

**All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:**

**A parcel of land being comprised of Lot #61 and Lot #62 of Block C as shown on the Pleasantview Phase III Final Map as recorded in Book 1292, Page 815, Document No. 294729 of official records, being located within portions of Sections 16 and 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada; being further described as follows:**

**Beginning at the Southwest corner of said Lot #62; thence North  $39^{\circ}42'00''$  East, 203.65 feet; thence on a 265.89 foot radius curve concave to the North, having a radial bearing South  $19^{\circ}55'02''$  West, thru a central angle of  $07^{\circ}35'40''$ , an arc distance of 35.24 feet; thence South  $00^{\circ}15'47''$  East, 146.16 feet; thence South  $89^{\circ}44'13''$  West, 164.59 feet to the point of beginning.**

**Reference is made to Record of Survey recorded January 3, 1994, in Book 194, Page 222, Document No. 326649, Douglas County, Nevada records.**

**A.P.N. 27-782-14**

**State of Nevada  
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<i>Trust OK - JK</i>

1. Assessor Parcel Number(s)  
 a) 1220-16-113-013  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

- 2 Type of Property:
- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                    |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                 |
| i) <input type="checkbox"/> Other _____  |   |

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 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  
 b. Explain Reason for Exemption: Transfer to Trust without consideration

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 therein. Furthermore, the 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: Annette Kangas Capacity: Grantor

**SELLER (GRANTOR) INFORMATION - REQUIRED**  
**Name:** Carey S. Kangas and Annette R. Kangas

**Address:** 1225 Wintergreen Court  
**City, State, ZIP:** Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION - REQUIRED**  
**Name:** Carey Samuel Kangas and Annette Rose Kangas, Trustees of the Kangas Family Trust dated June 9, 2017

**Address:** 1225 Wintergreen Court  
**City, State, ZIP:** Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

**Print Name:** Millward Law, Ltd.  
**Address:** 1591 Mono Ave.  
**City, State, ZIP:** Minden, NV 89423

**Escrow #** \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)