

APN: 1220-17-310-014



KAREN ELLISON, RECORDER

E07

**WHEN RECORDED MAIL TO:**

Rowe Hales Yturbide, LLP  
James R. Hales, Esq.  
P.O. Box 2080  
Minden, NV 89423

**MAIL TAX NOTICES TO:**

Bradford and Lauren Ashley  
887 Marion Way  
Gardnerville, NV 89460

## Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Bradford R. Ashley, a married man, does hereby QUITCLAIM to Bradford Ashley and Lauren Ashley, Trustees, or any successors in trust under the Bradford and Lauren Ashley Family Living Trust dated June 30, 2017, and any amendments thereto, whose address is 887 Marion Way, Gardnerville, Nevada, all right, title and interest in and to that certain real property located in Douglas County Nevada, more particularly described as follows:

**Lot 11, in Block A, as shown on the Official Map of SIERRA VISTA RANCH ESTATES, as filed in the Office of the County Recorder of Douglas County, Nevada, on August 7, 1979, in Book 879, Page 423, as Document No. 35259.**


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

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

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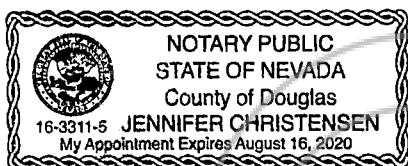
Pursuant NRS 111.312, this legal description was previously recorded at Document No. 2016-884155 on July 11, 2016.

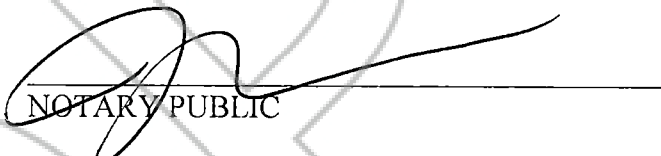
DATED this 30<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
**Bradford R. Ashley**

STATE OF NEVADA                    )  
  : ss.  
COUNTY OF DOUGLAS            )

This instrument was acknowledged before me on the 30<sup>th</sup> day of June, 2017 by Bradford R. Ashley.



  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-17-310-014  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK BC</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 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: A transfer of title to a trust without consideration.

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 \_\_\_\_\_ Agent \_\_\_\_\_

Signature [Signature] Capacity \_\_\_\_\_ Agent \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Bradford R. Ashley  
 Print Name: \_\_\_\_\_  
 Address: 887 Marion Way  
 City: Gardnerville  
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Bradford Ashley and Lauren Ashley, Trustees of  
 Print Name: the Bradford and Lauren Ashley family Living Trust dated 6-30-17  
 Address: 887 Marion Way  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name: James R. Hales Escrow # \_\_\_\_\_  
 Address: PO Box 2080  
 City: Minden State: NV Zip: 89423