

APN #: 1318-24-710-014

Recording Requested By:

John M. Manahan

Return Documents to:

Name: John M. Manahan

Address: 8516 Russell Ave. So.

City/State/Zip: Bloomington, MN 55431

Send Tax Statements to:

Name: Stephen L. Newell and John E. Newell

Address: 1485 – 6th Avenue North

City/State/Zip: Long Lake, MN 55356



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stephen L. Newell**, an Individual, unmarried, hereinafter referred to as "Grantor", does hereby quitclaim unto **Stephen L. Newell**, as trustee of the STEPHEN L. NEWELL TRUST UNDER AGREEMENT DATED JUNE 21, 2017, hereinafter "Grantee", an undivided one-half right, title, and interest in and to the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Prior instrument reference: Book _____, Page _____, Document No. 447389, of the Recorder of Douglas County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

WITNESS Grantor(s) hand(s) this the 21st day of June, 2017.

Stephen L. Newell
Signature

Stephen L. Newell
Print Name

State of Minnesota, County of Hennepin

The foregoing instrument was acknowledged before me on June 21, 2017,
(Date)

by Stephen L. Newell
(Full Name of Signor)

(Seal)



John M. Manahan
Notary Public, State of _____

Print or Type Name

My Commission Expires: _____

Grantor(s) Name, Address, phone:

Stephen L. Newell
1485 6th Avenue North
Long Lake, MN 55356

Grantee(s) Name, Address, phone:

Stephen L. Newell
1485 6th Avenue North
Long Lake, MN 55356

SEND TAX STATEMENTS TO GRANTEE

EXHIBIT A

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Parcel 1:

That portion of Lot 28, as shown on the map of Kingsbury Highlands No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1961, that is described as follows:

Beginning at the most Southerly corner of Lot 28, as shown on the map of Kingsbury Highlands No. 2, filed in the office of the Recorder of Douglas County, Nevada, on December 26, 1961, said corner being also the Southwest corner of Lot 27 as shown on said map; thence North $43^{\circ}58'38''$ East a distance of 211.54 feet along the Southeasterly line of said Lot 28 to a point on Laurel Lane; thence Northerly along Laurel Lane on a curve having a radius of 51 feet through a central angle of $69^{\circ}30''$ for an arc distance of 61.86 feet; thence continuing along Laurel Lane North $19^{\circ}24'28''$ West a distance of 37.46 feet to the corner common to Lots 28 and 29; thence South $64^{\circ}52'46''$ West a distance of 125 feet; thence South $8^{\circ}43'33''$ East a distance of 170.15 feet to the point of beginning.

Parcel 2:

Together with the right to use for ingress to and egress from the parcel hereinabove described, that portion of Lot 29 as shown on said map of Kingsbury Highlands No. 2, that is described as follows:

Beginning at a point on the most Northerly line of said Lot 29 that bears South $72^{\circ}20'44''$ West a distance of 10 feet from the Northeast corner of said Lot 29; thence North $72^{\circ}20'44''$ East a distance of 10 feet to the Northeast corner of said Lot 29; thence South $19^{\circ}24'28''$ East along Laurel Lane a distance of 132.0 feet to the lot corner common to Lots 28 and 29; thence South $84^{\circ}52'46''$ West a distance of 15 feet; thence Northerly to the point of beginning.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-24-710-014
 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</u>	

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: Without Consideration. Copies of relevant trust pages attached
Owner is transferring his undivided one-half interest to a revocable trust

5. Partial Interest: Percentage being transferred: 50.00 %

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 John M. Manahan Capacity Attorney at Law

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stephen L. Newell
 Address: 1485 - 6th Avenue North
 City: Long Lake
 State: Minnesota Zip: 55356

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stephen L. Newell, as trustee
 Address: 1485 - 6th Avenue North
 City: Long Lake
 State: Minnesota Zip: 55356

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: John M. Manahan, Attorney at Law Escrow # _____

Address: 8516 Russell Avenue South

City: Bloomington State: Minnesota Zip: 55431

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