



KAREN ELLISON, RECORDER E07

16-

APN # 1022-13-002-003
RECORDING REQUESTED
AND RETURN TO:
Lifeline Estate Services, Inc.
3708 Lakeside Drive, Suite 202
Reno, Nevada 89509

MAILTAX STATEMENTS TO:
MITCHELL L. and LISA A. CHRISTENSEN
88 Smith Gage Road
Smith, NV 89430

QUITCLAIM DEED

MITCHELL L. CHRISTENSEN and LISA A. CHRISTENSEN, husband and wife as joint tenants with right of survivorship, hereby quitclaims to MITCHELL L. CHRISTENSEN and LISA A. CHRISTENSEN, trustees, or successor trustee(s) of the CHRISTENSEN FAMILY TRUST DATED AUGUST 16, 2017, the following described real estate in Douglas County, State of Nevada:

Please See Exhibit "A" attached

Dated: AUGUST 16, 2017

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

MITCHELL L. CHRISTENSEN

LISA A. CHRISTENSEN

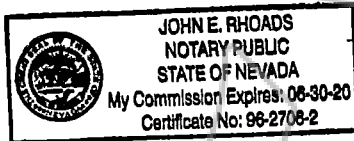
STATE OF NEVADA

)
) SS:
)

COUNTY OF WASHOE

ACKNOWLEDGEMENT

Personally came before me this AUGUST 16, 2017, the above named MITCHELL L. CHRISTENSEN and LISA A. CHRISTENSEN, to me known to be the persons who executed the foregoing instrument and acknowledge the same.



John E. Rhoads, Notary Public
Washoe County, Nevada
My Commission Expires 06/30/2020

EXHIBIT A

SOUTH 65°45'45" WEST A DISTANCE OF 845.00 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 10, 1969, UNDER FILE NO. 45991, AND THE ABOVE DESCRIBED PARCEL SHOWN AS PARCEL 17.

PARCEL 2:

BEING ALL THAT PORTION OF SECTION 13 AND THE EAST HALF OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

NON-EXCLUSIVE EASEMENTS FOR ROADWAY AND UTILITY PURPOSES AND TO PROVIDE ACCESS TO STATE ROUTE NO. 3, FOR THE BENEFIT OF AND APPURTENANT TO THE PROPERTY CONVEYED HERINABOVE AND SHALL INSURE TO THE BENEFIT OF AND BE USED BY ALL PERSONS WHO MAY BECOME OWNERS OF SAID LAND OR ANY PARTS OR PORTIONS THEREOF SAID EASEMENTS BEING 60 FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 792.53 FEET TO A POINT; THENCE SOUTH 13°00' EAST 104.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 3, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE SOUTH 13°00' EAST 360.80 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 22°30'00" FOR AN ARC DISTANCE OF 196 FEET; THENCE SOUTH 35°30' EAST 2,287.85 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 29°15' FOR AN ARC DISTANCE OF 255.25 FEET; THENCE A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 49°29'15" FOR AN ARC DISTANCE OF 431.86 FEET; THENCE NORTH 85°45'45" EAST 1,075.22 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 16°40'22" FOR AN ARC DISTANCE OF 145.50 FEET; THENCE NORTH 49°05'23" EAST A DISTANCE OF 1,161.73 FEET TO THE TRUE POINT OF ENDING.

ALSO: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SECTION 14 A DISTANCE OF 792.53 FEET TO A POINT; THENCE SOUTH 13°00' EAST 104.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 3; THENCE SOUTH 13°00' EAST 360.80 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 07°04'13" FOR AN ARC DISTANCE OF 61.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 76°34' EAST 1,708.97 FEET; THENCE ON A CURVE TO THE RIGHT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 28°59'00" FOR AN ARC DISTANCE OF 129.23 FEET; THENCE SOUTH 74°27' EAST A DISTANCE OF 3,465.80 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A

BEING ALL THAT PORTION OF SECTION 13 TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 14; T. 10N., R. 22E., SOUTH 89°51' EAST ALONG THE NORTH LINE OF SAID SECTION 14 A DISTANCE OF 792.53 FEET TO A POINT; THENCE SOUTH 13°00' EAST 465.12 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 22°30' FOR AN ARC DISTANCE OF 196.35 FEET; THENCE SOUTH 35°30' EAST A DISTANCE OF 2,287.85 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 29°15' FOR AN ARC DISTANCE OF 255.25 FEET; THENCE SOUTH 64°45' EAST 1,559.09 FEET; THENCE ON A CURVE TO THE LEFT THE TANGENT OF WHICH BEARS THE LAST DESCRIBED COURSE HAVING A RADIUS OF 500 FEET THROUGH A CENTRAL ANGLE OF 49°29'15" FOR AN ARC DISTANCE OF 431.86 FEET; THENCE NORTH 65°45'45" EAST A DISTANCE OF 24.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 06°32'23" WEST 974.48 FEET; THENCE NORTH 84°19'15" EAST 370.00 FEET; THENCE SOUTH 24°05'46" EAST 810.60 FEET; THENCE

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 15, 2014, as Document No. 2014-854413, of Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues, and profits thereof.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022-12-002-003
 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 - JS</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: transferring to a living trust w/ no consideration. Mitchell Christensen & Lisa Christensen are the creators and trustees of the Christensen Family Trust dated 8/7/17

5. Partial Interest: Percentage being transferred: _____ % Christensen Family Trust

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 Mitchell & Christensen Capacity Trustee
 Signature Lisa A. Christensen Capacity Trustee

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Mitchell & Lisa Christensen
 Address: 88 Smith Oadjetd.
 City: SMITH
 State: NV Zip: 89430

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Mitchell & Lisa Christensen
 Address: 88 Smith Oadjetd.
 City: SMITH
 State: NV Zip: 89430

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: WILLIAMS ESTATE SVC. INC. Escrow # _____
 Address: 3708 Calle Real #209
 City: Las Vegas State: NV Zip: 89159