

APN: 1220-24-302-029

**Return Document to:**

Cross Law  
611 Sierra Rose Drive, Suite A  
Reno, NV 89511

**Send tax statements to:**

Edward H. Lahnala, Jr.  
707 Carrousel Court  
Gardnerville, NV 89410



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KAREN ELLISON, RECORDER

E07

## QUITCLAIM DEED

*FOR NO CONSIDERATION*, the receipt and adequacy of which is hereby acknowledged, the Grantor PREMIER TRUST, trustee of the ELJR TRUST, created under the Lahnala Living Trust, U/D/T January 24, 1989, does hereby grant, bargain, sell, and convey unto the Grantee EDWARD HENRY LAHNALA, JR., an unmarried man, the real property situated in the County of Douglas, State of Nevada, and legally described as follows:

EXHIBIT "A" ATTACHED

*SUBJECT* to current taxes and other assessments, all covenants, conditions, restrictions, reservations, rights, and easements now of record.

*TO HAVE AND TO HOLD* the said premises 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.

Dated this 22 day of December, 2017.

Signed, sealed, and delivered by:

PREMIER TRUST

RYAN GONDA  
TRUST OFFICER

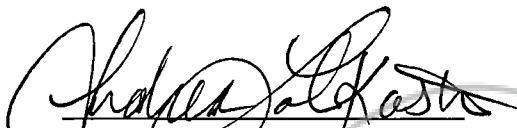
ACKNOWLEDGMENT

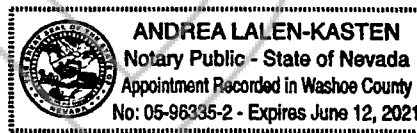
STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE    )

On this 22 day of December, 2017, RYAN GONDA personally appeared before me and proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he executed the same in his authorized capacity.

Witness my hand and official seal.

[SEAL]

  
Notary Public



This Notary Acknowledgement is attached to the Grant Deed dated 12/22/17

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

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

BEING a portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 12 North, Range 20 East, M.D.B. & M., and more particularly described as follows:

Parcel 1C as set forth on Parcel Map #1 for Beverly Roberts, et al, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on February 26, 1991, in Book 291, Page 3044, as Document No. 245551.

**APN: 1220-24-302-029**

**Property Address:** 707 Carrousel Court, Gardnerville, NV 89410

# STATE OF NEVADA DECLARATION OF VALUE

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

- a) 1220-24-302-029
- 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        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>Trust OR BC</u>

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

	\$ 0.00
Deed in Lieu of Foreclosure Only (value of property)	\$ 0.00
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: (7)
- b. Explain Reason for Exemption: Transfer from trust for no 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 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 Attorney  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Ryan Gonda Trust Officer  
 Address: 1 East Liberty Street, Suite 600  
 City: Reno  
 State: NV Zip: 89501

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Edward H. Lahnala, Jr.  
 Address: 707 Carrousel Court  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Cross Law Escrow # \_\_\_\_\_  
 Address: 611 Sierra Rose, Drive, Suite B  
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)