

35-

APN: 1320-02-002-075

WHEN RECORDED MAIL TO:

Handelin Law, Ltd.
P.O. Box 4568
Carson City, NV 89702



KAREN ELLISON, RECORDER

E07

MAIL TAX NOTICES TO:

Kevin Sullivan & Patricia Sullivan
Trustees of The Sullivan Family Trust,
dated January 30, 2018
1730 Sunrise Pass Road
Minden, NV 89423

Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledges, Kevin C. Sullivan and Patricia A. Sullivan, husband and wife, as community property with the right of survivorship, does hereby QUITCLAIM to **KEVIN C. SULLIVAN AND PATRICIA A. SULLIVAN, TRUSTEES OF THE SULLIVAN FAMILY TRUST, DATED JANUARY 30, 2018, AND ANY AMENDMENTS THERETO**, all right, title and interest in and to that certain real property located at 1730 Sunrise Pass Road, City of Minden, in the County of Douglas, State of Nevada, more particularly described as follows:

A parcel of land located within a portion of the Southwest one-quarter of the Southeast one-quarter (SWSE) of Section 2, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the South one-quarter corner of Section 2, T.13N., R.20E., M.D.M., as shown on Parcel Map LDA #99-082 for Joseph Kenneth and Betty Jean Miller recorded August 3, 2000 in the Douglas County Recorder's Office as Document No-497064;

Thence along the South line of said Section 2, South 89 degrees 53 minutes East, 742.91 feet to the Southwest corner of Parcel 3 as shown on said Map;

Thence North 00 degrees 24 minutes 00 seconds East, 48.28 feet to a point on the Northerly right-of-way of Sunrise Pass Road as shown on said Map, the point of beginning;

Thence along the boundary of said Parcel 3, North 00 degrees 24 minutes 00 seconds East, 610.03 feet;

Thence along the boundary of Parcel 4 as shown on said Map, the following courses;

North 89 degrees 50 minutes 45 seconds West, 83.90 feet; North 00 degrees 25 minutes 23 seconds East, 658.24 feet; South 89 degrees 52 minutes 07 seconds East, 442.90 feet; thence leaving said Parcel 4 boundary, South 00 degrees 24 minutes 00 seconds West 1280.86 feet to a point on said Northerly right-of-way of "Sunrise Pass Road";

Thence along said Northerly right-of-way, South 88 degrees 56 minutes 46 seconds West, 359.38 feet to the point of beginning.

Reference is made to Record of Survey for Betty Jean Miller and Michael Gilbert, recorded August 7, 2001, Book 0801, Page 1871, as Document No. 520159.

And being the same property conveyed from Michael C. Gilbert and Angel Kerr Gilbert, husband and wife, the Grantor(s), to Kevin Cody Sullivan and Patricia Ann Sullivan, husband and wife as community property with right of survivorship, the Grantee(s) by virtue of Deed dated 10/01/2001, and recorded 10/03/2001, in Book 1001 at Page 921 among the aforesaid Land Records.

APN: 1320-02-002-075

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 the instrument contained below (or attached hereto) does not contain the social security number of any person.

///

///

///

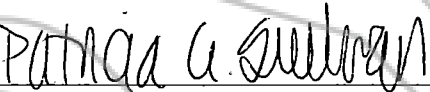
Per NRS 111.312, this legal description was previously recorded on February 8, 2016, Document No. 2016-086382.

DATED this 30th day of January, 2018.



KEVIN C. SULLIVAN

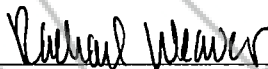
DATED this 30th day of January, 2018.



PATRICIA A. SULLIVAN

STATE OF NEVADA)
 : ss.
CARSON CITY)

This instrument was acknowledged before me on the 30th day of January, 2018 by
KEVIN C. SULLIVAN.




NOTARY PUBLIC

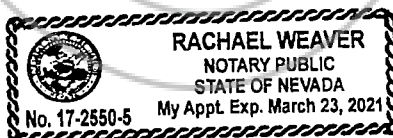


STATE OF NEVADA)
 : ss.
CARSON CITY)

This instrument was acknowledged before me on the 30th day of January, 2018 by
PATRICIA A. SULLIVAN.



NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-02-002-075
 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>Verified Trust</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: Transfer to 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: _____ Attorney _____

Signature: [Signature] Capacity: _____ Attorney _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Kevin and Patricia Sullivan
c/o Handelin Law, Ltd

Print Name: _____
 Address: PO Box 4568
 City: Carson City
 State: Nevada Zip: 89702

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Kevin and Patricia Sullivan
c/o Handelin Law, Ltd

Print Name: _____
 Address: PO Box 4568
 City: Carson City
 State: Nevada Zip: 89702

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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