DOUGLAS COUNTY, NV

Rec:\$35.00 Total:\$35.00 MILLWARD LAW 2018-918328 08/21/2018 09:52 AM

Pgs=3

APN: 1220-31-002-008

When Recorded, Please Return To: Millward Law, Ltd. 1591 Mono Ave. Minden, NV 89423

Mail Future Tax Statements To: Judy and David Rosso 880 Sheridan Lane Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

00079105201809183280030030

KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David James Rosso and Judith Esther Rosso, husband and wife, as joint tenants, do hereby remise, release, and forever quitclaim and transfer all of their interest in 211 Fredericksburg Road, Gardnerville, Nevada, APN 1220-31-002-008 to, David James Rosso and Judith Esther Rosso, Trustees of the ULIC Trust dated June 15, 2018, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described on "Exhibit A" attached hereto.

Pursuant to NRS 111.312, the legal description on "Exhibit A" previously appeared in Grant, Bargain Sale Deed recorded on July 16, 2003, as Document Number 0583361.

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

Date: June 15, 2018

David James Rosso

Judith Esther Rosso

State of Nevada

) ss.

County of Douglas

This instrument was acknowledged before me on June 15, 2018, by David James Rosso and Judith Esther Rosso

Notary Public



Exhibit A

PARCEL 1:

A parcel of land located within a portion of the Southeast one-quarter of the Southeast one-quarter (SESE) of Section 36, Township 12 North, Range 19 East and a portion of the Southwest one-quarter (SW) of Section 31, township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Adjusted Lot 1 as shown on the Record of Survey to Support a Boundary Line Adjustment for Chris H. Jr. and Faye H. Gansberg recorded November 16, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 454122, a point on the South line of said Section 31;

thence along the Nevada/California state line, North 48°37'10" West, 147.40 feet to the Point of Beginning;

thence continuing along said state line, North 48°37'10" West, 528.49 feet;

thence North 78°02'34" East, 411.00 feet;

thence South 00°43'47" West, 434.55 feet to the Point of Beginning.

Per NRS 111.312, this legal description was previously recorded at Document No. 0583361, Book 0703, Page 06894, on July 16, 2003.

PARCEL 2:

A twenty-five foot wide easement for private access and utility purposes located within a portion of the Southeast one-quarter of the Southeast one-quarter (SESE) of Section 36, Township 12 North, Range 19 East, Mount Diablo Meridian, Alpine County California, described as follows:

Commencing at the southeast corner of Section 36, T.12N., R.19E., M.D.M., a found 1939 standard B.L.M. brass cap;

thence along the east line of said Section 36 North, 00°02'58" East, 402.05 feet to the point on the California/Nevada state line, the POINT OF BEGINNING;

thence along said state line, North 48°37'10" West, 990.69 feet to a point on the easterly right-of-way of Fredricksburg Road;

thence along said easterly right-of-way, South 09°27'03" West, 29.46 feet:

thence a long a line 25 feet southerly of and parallel with said state line, South 48°37'10" East, 997.09 feet to a point on said east line of Section 36;

thence along said east line, north 00°02'58" East, 33.29 feet to the POINT OF BEGINNING.

Per NRS 111.312, this legal description was previously recorded at Document No. 0583361, Book 0703, Page 06894, on July 16, 2003.

FOR RECORDER'S OPTIONAL USE ONLY **Declaration of Value** Document/Instrument # 1. Assessor Parcel Number(s) Book: ____ Page: 1220-31-002-008 Date of Recording: Notes: + OR 2 Type of Property: b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex f) Comm'l/Ind'l e) 🗌 Apt. Bldg. g) Agricultural h) Mobile Home 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: The undersigned declares and acknowledges, under penalty of periury, 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 therein. 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: Capacity: Grantor SELLER (GRANTOR) INFORMATION - REQUIRED **BUYER (GRANTEE) INFORMATION - REQUIRED** Name: David J. Rosso and Judith E. Name: David J. Rosso and Judith E. Rosso as Trustees of the ULIC Family Trust dated June 15, Rosso, husband and wife as joint tenants 2018 Address: 880 Sheridan Lane Address: 880 Sheridan Lane City, State, ZIP: Gardnerville, NV 89460 City, State, ZIP: Gardnerville, NV 89460 COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER) Print Name: Millward Law, Ltd. Escrow # Address: 1591 Mono Ave. City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

State of Nevada