

APN: 1320-33-311-004

When Recorded, Please Return To:

Heritage Law Group, P.C.
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER

E07

Mail Future Tax Statements To:

Crystal Brauns
2535 Erskine Lane
Hayward, CA 94545-3025

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Crystal Brauns, Successor Trustee of the Decedent's Trust of the Wensmann Family Trust, dated May 14, 2013, and Crystal Brauns, Successor Trustee of the Survivor's Trust of the Wensmann Family Trust, dated May 14, 2013, does hereby remise, release and forever quitclaim and transfer to Crystal Brauns, a married woman as her sole and separate property, all interest owned by the Decedent's Trust of the Wensmann Family Trust, dated May 14, 2013, and all interest owned by the Survivor's Trust of the Wensmann Family Trust, dated May 14, 2013, in 1488 Longfellow Lane, Gardnerville, Nevada, APN 1320-33-311-004, the real property situated in Douglas County, State of Nevada, more precisely described as:

Lot 4, Block A, as set forth on Final Subdivision Map FSM-1006-2 for CHICHESTER ESTATES Phase 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 9, 1996, in Book 1296 at Page 1286, as Document No. 402540, and by Certificate of Amendment recorded November 22, 2000, Book 1100, Page 4362, as Document No. 503768, and further by Certificate of Amendment recorded July 17, 2001, Book 0701, Page 3929, as Document No. 518479, all respectively of Official Records.

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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: August 14, 2018.

Crystal Brauns
Crystal Brauns
Successor Trustee of the Decedent's Trust of the
Wensmann Family Trust, dated May 14, 2013; and
Successor Trustee of the Survivor's Trust of the
Wensmann Family Trust, dated May 14, 2013

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

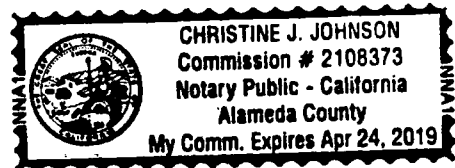
County of Alameda)

On August 14, 2018, before me, Christine J. Johnson, a Notary Public, personally appeared Crystal Brauns, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<i>Verified both Trust Cert's</i> <i>J</i>

1. Assessor Parcel Number(s)
 a) 1320-33-311-004
 b) _____
 c) _____
 d) _____

- 2 Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg.
 g) Agricultural
 i) Other _____

- b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 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: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: *Conveyance of real property from parents' Trust as grantor to daughter; thus within the first degree of consanguinity, 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 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: *[Signature]* Capacity: Agent for Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Crystal Brauns, Successor Trustee of Decedent's Trust and Successor Trustee of Survivor's Trust of Wensmann Family Trust, dated May 14, 2013
Address: 1488 Longfellow Lane
City, State, ZIP: Gardnerville NV 89410

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Crystal Brauns
Address: 2535 Erskine Lane
City, State, ZIP: Hayward, CA 94545-3025

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Heritage Law Group, P.C. **Escrow #** _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423