

APN: 1420-08-412-002

AFTER RECORDING RETURN TO:
STEPHEN JOHN DENOBRIGA
KAREN VIRGINIA BRANDENBURG
997 HILLSIDE DRIVE
CARSON CITY, NV 89705
File No. ARS-20973

MAIL TAX STATEMENTS TO:
STEPHEN JOHN DENOBRIGA
KAREN VIRGINIA BRANDENBURG
997 HILLSIDE DRIVE
CARSON CITY, NV 89705

Tax ID No.: 1420-08-412-002
FNC-ARS-20973

QUIT CLAIM DEED

THIS DEED made and entered into on this 9th day of October, 2018, by and between **STEPHEN JOHN DENOBRIGA and KAREN VIRGINIA BRANDENBURG A/K/A KAREN V. BRANDENBURG, AS TRUSTEES OF THE DENOBRIGA/BRANDENBURG LIVING TRUST, DATED APRIL 22, 2003**, a mailing address of 997 HILLSIDE DRIVE, CARSON CITY, NV 89705, hereinafter referred to as Grantor(s) and **STEPHEN JOHN DENOBRIGA and KAREN VIRGINIA BRANDENBURG, AS TRUSTEES OF THE DENOBRIGA/BRANDENBURG LIVING TRUST, DATED APRIL 22, 2003 AS AMENDED AND RESTATED AUGUST 13, 2015**, a mailing address of 997 HILLSIDE DRIVE, CARSON CITY, NV 89705, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 997 HILLSIDE DRIVE, CARSON CITY, NV 89705

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number 2015-869329, Recorded: 09/08/2015

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Stephen John Denobriga TRUSTEE
STEPHEN JOHN DENOBRIGA, AS TRUSTEE OF THE DENOBRIGA/BRANDENBURG LIVING TRUST, DATED APRIL 22, 2003

Karen Virginia Brandenburg A/K/A Karen V. Brandenburg TRUSTEE
KAREN VIRGINIA BRANDENBURG A/K/A KAREN V. BRANDENBURG, AS TRUSTEE OF THE DENOBRIGA/BRANDENBURG LIVING TRUST, DATED APRIL 22, 2003

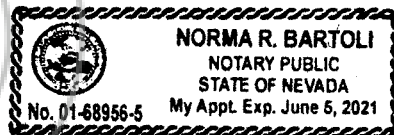
STATE OF Nevada
COUNTY OF Douglas

On October 9, 2018, before me, the undersigned, a notary public in and for said State personally appeared **STEPHEN JOHN DENOBRIGA and KAREN VIRGINIA BRANDENBURG A/K/A KAREN V. BRANDENBURG, AS TRUSTEES OF THE DENOBRIGA/BRANDENBURG LIVING TRUST, DATED APRIL 22, 2003** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Norma R. Bartoli
NOTARY PUBLIC SIGNATURE

Norma R. Bartoli
Printed Name of Notary Public



My commission expires: 6/5/21

No title exam performed by the preparer. Legal description and party's names provided by the party.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 3, in Block O, as set forth on that certain Final Map of Sunridge Heights, Phases 7B and 9, a Planned Unit Development recorded in the office of the Douglas County Recorder on September 5, 1995 in Book 95, Page 410, as Document No. 369825, and by Certificate of Amendment recorded August 14 1996, in Book 896, Page 2588, as Document No. 394289.

Parcel ID: 1420-08-412-002

Commonly known as 997 Hillside Drive, Carson City, NV 89705
However, by showing this address no additional coverage is provided

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-08-412-002
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 03
 b. Explain Reason for Exemption: updating 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 Karen V. Brandenburg Capacity: Grantor
Stephen J. Donobright
 Signature Stephen J. Donobright Capacity: Grantee

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Karen V. Brandenburg
 Address: 5700 N. J. Donobright
497 Hillside Dr
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Karen V. Brandenburg
 Address: 5700 N. J. Donobright
497 Hillside Dr
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: FNAS Escrow # FNCARS-20973
 Address: 10500 Pinecrest dr suite 100
 City: Plano State: TX Zip: 75024