

APN: 1420-05-201-002

**Recording Requested By and  
After Recording, Return to:**

E. ALAN TIRAS, P.C.

865 Tahoe Boulevard, Suite 214

Incline Village, NV 89451

**Prepared Without Title Examination**

### Quitclaim Deed

For no consideration, GREGORY J. FLANDERS and LISA A. FLANDERS, Trustees of the GREGORY J. AND LISA A. FLANDERS FAMILY TRUST DATED MAY 29, 1990, as amended, ("Grantor") hereby conveys and quitclaims unto G & C PROPERTIES, LTD., (a Nevada limited-liability company) ("Grantee"), whose address is P.O. Box 8926, Incline Village, Nevada 89450, all of its interest in the real property located in the County of Douglas, State of Nevada, being an undivided two-thirds (2/3) therein, such property being more particularly described as follows:

Parcel 2, as shown on Parcel Map for LYLA FERN JOHNSON, recorded May 23, 1986, in Book 586, Page 2506, as Document No. 135298, of Official Records, Douglas County, State of Nevada.

More commonly known as 3722 Lyla Lane, Carson City, Nevada

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TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

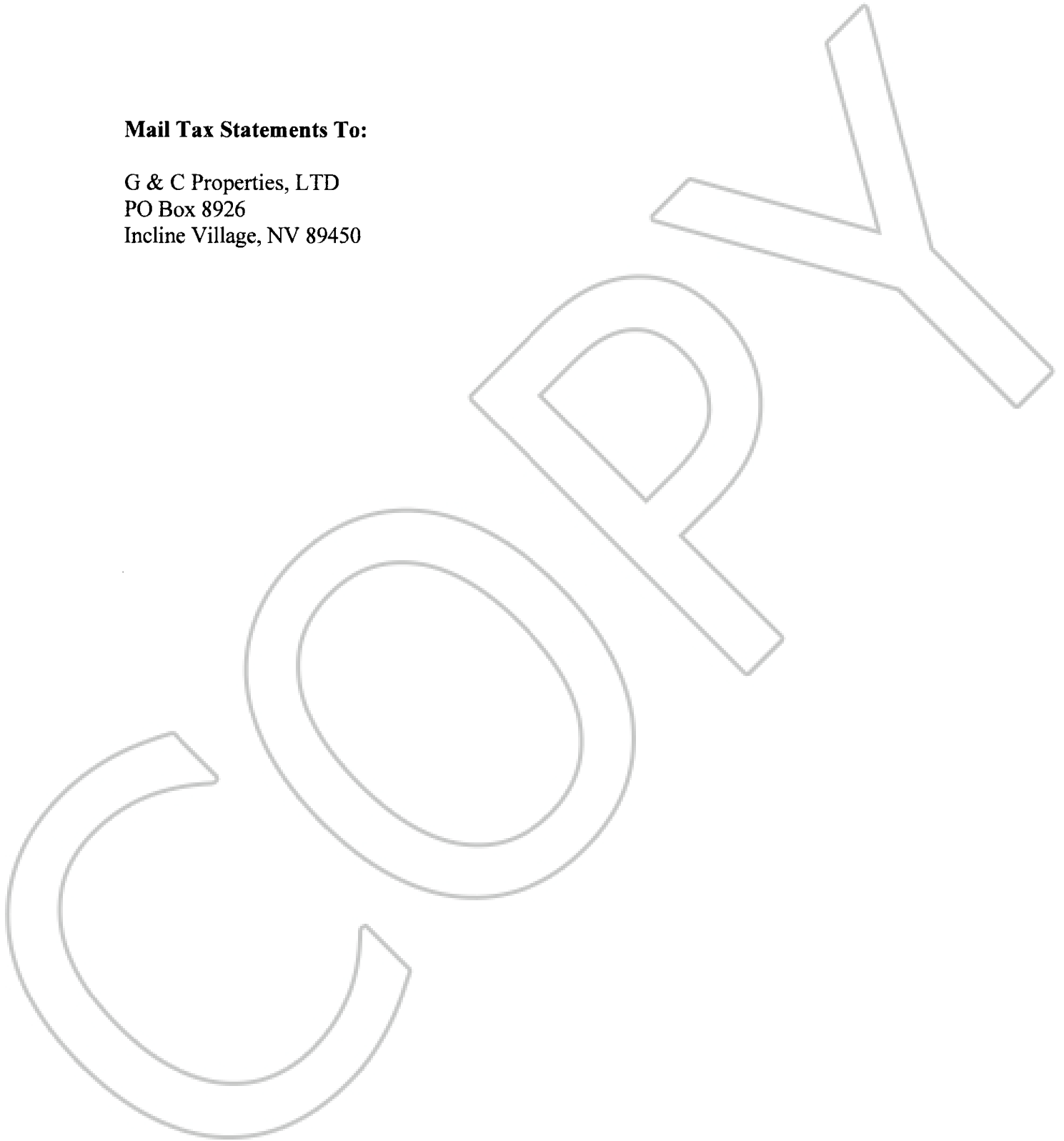
DATED: October 25<sup>th</sup>, 2018.

[SIGNATURES FOLLOW]



**Mail Tax Statements To:**

G & C Properties, LTD  
PO Box 8926  
Incline Village, NV 89450



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-05-201-002  
 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'/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other Multifamily home

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - JS</u>	

3. Total Value/Sales Price of Property: \$440,000.00  
 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: Transfer from Gregory J and Lisa A Flanders Family Trust to G & C Properties, Ltd without consideration of 2/3 interest.

5. Partial Interest: Percentage being transferred: 66.66 %

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 Gregory J Flanders Capacity \_\_\_\_\_ Grantor

Signature Gregory J Flanders Capacity \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Gregory J and Lisa A Flanders Family Trust  
 Address: PO Box 8926  
 City: Incline Village  
 State: NV Zip: 89451

Print Name: G & C Properties, Ltd.  
 Address: PO Box 8926  
 City: Incline Village  
 State: NV Zip: 89451

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: E. Alan Tiras, Esq Escrow # \_\_\_\_\_  
 Address: 865 Tahoe Blvd Ste 214  
 City: Incline Village State: NV Zip: 89451