



KAREN ELLISON, RECORDER

E07

APN # 1121-05-512-002

**WHEN RECORDED, RETURN TO:**

Stewart Title Guaranty Company  
188 106<sup>th</sup> Avenue NE, Suite 680  
Bellevue, WA 98004

**GRANTEE/MAIL TAX STATEMENTS TO:**

Steve J Rippe and Stefnie L Rippe  
236 Walker Street  
Gardnerville, NV 89410

The undersigned hereby affirms that there is no Social Security number contained in this document

**QUITCLAIM DEED**

Pine View Estates Home Owners Association, a Nevada non-profit corporation, in its capacity as Trustee ("PVHOA"), as Grantor, in accordance with the terms of the Trust Agreement, dated as of September 12, 2017, by and between Leon Mark Kizei, an individual, as settlor, by virtue of his application to the Bureau of Indian Affairs for trust-to-fee conversion of certain property held in trust for him by the United States and the transfer of fee title to such property to the Trust, and PVHOA, as Trustee, does hereby remise, release, and forever quitclaim to Steve J Rippe and Stefnie L Rippe, husband and wife as joint tenants, all right, title, and interest in that real property situate in the County of Douglas, State of Nevada described as follows

*Lot 55, as set forth on the Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO 3, filed in the office of the Douglas County Recorder on September 10, 2002, in Book 0902, Page 2510, File No 551762, subject to that certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No 0423883, EXCLUDING any and all water rights, including, but not limited to applications and permits to appropriate any of the public waters, certificates of appropriation, adjudicated or unadjudicated water rights, applications or permits to change the place of diversion, manner of use or place of use of water, and, federal reserved water rights*

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TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

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*Signature page follows*



STATE OF NEVADA  
DECLARATION OF VALUE

1 Assessor Parcel Number(s)  
 a) APN # 1121-05-512-002  
 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  
 i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING \_\_\_\_\_  
 NOTES ST-TR OK.

3 Total Value/Sales Price of Property \$ \$0 00  
 Deed in Lieu of Foreclosure Only (value of property) (\$ 00  
 Transfer Tax Value \$ \$0 00  
 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 without consideration to or from a trust

5 Partial Interest Percentage being transferred 100 0%

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 [Handwritten Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name Pine View Estates Home Owners Association  
 Address PO Box 1419  
 City Gardnerville  
 State Nevada Zip 89410

Print Name Steve & Stefnie Rippe  
 Address 231e Walker Street  
 City Gardnerville  
 State NV Zip 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name Dyer Lawrence, LLP Escrow # \_\_\_\_\_  
 Address 2805 Mountain Street  
 City Carson City State Nevada Zip 89703

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