

APN: 1320-31-517-006

RECORDING REQUESTED BY &  
AFTER RECORDING RETURN TO:

Mark Knobel, Esq.  
McDONALD CARANO  
100 West Liberty Street, 10th Floor  
Reno, Nevada 89501

GRANTEE'S ADDRESS IS &  
MAIL TAX STATEMENTS TO:

Justin T. Zane and Stephanie L. Zane, Trustees  
1640 Mackland Ave.,  
Minden, Nevada 89423

The undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

**QUITCLAIM DEED**

THIS DEED is entered into on 1-23, 2019, by and between JUSTIN T. ZANE and STEPHANIE L. ZANE, husband and wife, as joint tenants with right of survivorship, as Grantors, and JUSTIN T. ZANE and STEPHANIE L. ZANE, Trustees of the JUSTIN AND STEPHANIE ZANE FAMILY TRUST dated January 23, 2019, as Grantees.

Grantors, without consideration, hereby quitclaim and convey to the Grantees, and to Grantees' successors and assigns, all of Grantors' right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, commonly known as 1640 Mackland Ave., Minden, Nevada 89423, which is more particularly described as follows:

See Exhibit "A", attached hereto and incorporated herein by reference.

TOGETHER WITH the tenements, hereditaments, improvements and appurtenances, including easements, ditch rights, water rights and water permits, if any, belonging or appertaining, and any reversions and remainders.

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantees and to Grantees' successors and assigns.

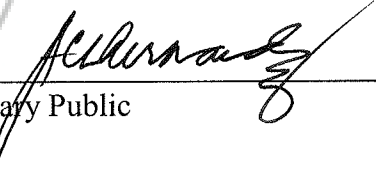
IN WITNESS WHEREOF, the Grantors have hereunto set their hands on the day and year first above written.

  
\_\_\_\_\_  
JUSTIN T. ZANE

  
\_\_\_\_\_  
STEPHANIE L. ZANE

STATE OF NEVADA            )  
  )ss:  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on January 23, 2019 by JUSTIN T. ZANE and STEPHANIE L. ZANE.

  
\_\_\_\_\_  
Notary Public


 MARY ANTONETTE HERNANDEZ  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 14-14271-2 - Expires July 11, 2022

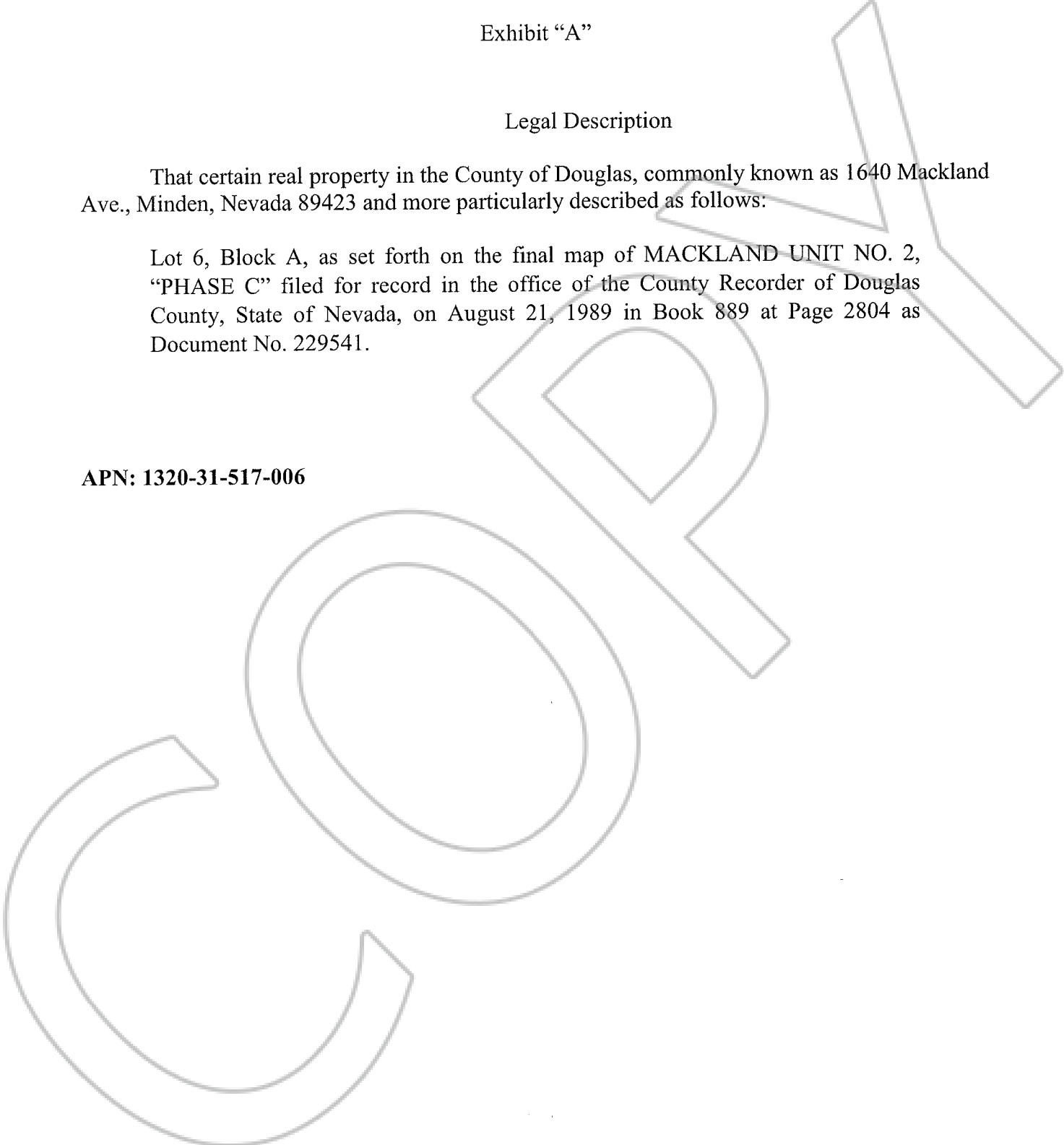
Exhibit "A"

Legal Description

That certain real property in the County of Douglas, commonly known as 1640 Mackland Ave., Minden, Nevada 89423 and more particularly described as follows:

Lot 6, Block A, as set forth on the final map of MACKLAND UNIT NO. 2, "PHASE C" filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 21, 1989 in Book 889 at Page 2804 as Document No. 229541.

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# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1320 - 31 - 577 - 006
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

<p><b>FOR RECORDERS OPTIONAL USE ONLY</b></p> <p>Notes:</p> <p><u>Trust OK BC</u></p>
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**3. Total Value/Sales Price of Property:**

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: property is hereby transfered into the Justin and Stephanie Zane Family 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 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 for grantor/Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

(REQUIRED)	Justin T. Zane and Stephanie L. Zane	(REQUIRED)	Justin T. Zane and Stephanie L. Zane, Trustees the Justin and Stephanie Zane Family Trust
Print Name:	_____	Print Name:	_____
Address:	<u>1640 Mackland Ave.</u>	Address:	<u>1640 Mackland Ave.</u>
City:	<u>Minden</u>	City:	<u>Minden</u>
State:	<u>NV</u> Zip: <u>89423</u>	State:	<u>NV</u> Zip: <u>89423</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: McDonald Carano LLP Escrow # \_\_\_\_\_  
 Address: P.O. Box 2670  
 City: Reno State: NV Zip: 89505

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)