



KAREN ELLISON, RECORDER E07

APN: 1318-23-410-021

Recording Requested By:
REAL ESTATE
PONDEROSA TRUST

**Mail Recorded Deed and
Tax Statements To:**
REAL ESTATE
PONDEROSA TRUST
P.O. Box 7114
Stateline, NV 89449

Transfer Tax: \$ _____

QUITCLAIM DEED

Property Address: 214 Ponderosa Drive, Stateline, NV 89449

WITNESS

For no consideration, and to change the form of holding title only, **Robert Herrera and Gale Herrera, husband and wife as joint tenants with right of survivorship**, Grantors, now holding title to the below-described property do now hereby remise, release and forever **QUITCLAIM** any and all interest they may have in that real property, situated in Douglas County, in the State of Nevada, **SUBJECT TO** all existing taxes, conditions, covenants, reservations, assessments, restrictions, liens, mortgages, rights of way and easements of record, of whatsoever kind and nature to:

**BREHNAN HERRERA, AS TRUSTEE
OR THE SUCCESSOR TRUSTEES UNDER
REAL ESTATE PONDEROSA TRUST,**

DATED July 15, 2019,

GRANTEE

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 27, AS SHOWN ON THE MAP OF PONDEROSA PARK SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 25, 1970, AS DOCUMENT NO. 47249.

Subject To:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Property Address: 214 Ponderosa Drive, Stateline, NV 89449

Assessor's Parcel Number: 1318-23-410-021

This conveyance is made and accepted, and said realty is hereby transferred SUBJECT TO any taxes due, and subject to any conditions, covenants and restrictions, liens, mortgages and encumbrances now of record (which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

IN WITNESS WHEREOF, this Instrument is Executed,

7-17-19 _____
Date Robert Herrera

7/17/2019 _____
Date Gale Herrera

ACKNOWLEDGMENT

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.

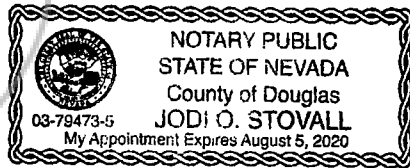
State of NEVADA)
County of DOUGLAS) ss.:

On JULY 17, 2019 before me,
Jodi O Stovall, personally appeared **Robert Herrera**, 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 he executed the same in his authorized capacity, and that by his 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 NEVADA that the foregoing paragraph is true and correct.

WITNESS MY HAND and OFFICIAL SEAL

Jodi O Stovall
Signature Notary Public (Seal)
My Commission Expires: 8-5-20



ACKNOWLEDGMENT

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 NEVADA)
County of DOUGLAS)

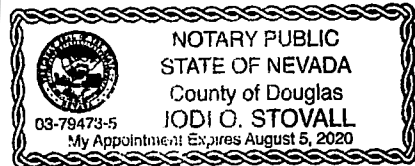
ss.:

On July 17, 2019 before me, Jodi O Stovall, personally appeared **Gale Herrera**, 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 NEVADA that the foregoing paragraph is true and correct.

WITNESS MY HAND and OFFICIAL SEAL

Jodi O Stovall
Signature Notary Public (Seal)
My Commission Expires: 8-5-20



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-23-410-021
 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: <u>Verified Trust A</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: transfer to 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 Cale Herrera Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Cale Herrera
 Address: P.O. Box 7114
 City: Stardine
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Enderosa Trust
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____