

APN: 1320-33-714-028



When Recorded, Please Return To:
Millward Law, Ltd.
1591 Mono Ave.
Minden, NV 89423

KAREN ELLISON, RECORDER E07

Mail Future Tax Statements To:
Nicholas Hinkell and Selena Rae Valenti
1325 Brooke Way
Gardnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Nicholas Emanuel Hinkell, and Selena Rae Valenti, husband and wife, as joint tenants, do hereby remise, release, and forever quitclaim and transfer all of their interest in 1325 Brooke Way, Gardnerville, Nevada, APN 1320-33-714-028 to, Nicholas Emanuel Hinkell, and Selena Rae Valenti Trustees of the Nick and Selena Trust dated June 12, 2019, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as:

See "Exhibit A"

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, Sale Deed recorded on January 31, 2014, as Document Number 837547.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Date: June 12, 2019

Nicholas Emanuel Hinkell

Selena Rae Valenti

State of Nevada)
) ss.
County of Douglas)

This instrument was acknowledged before me on June 12, 2019, by Nicholas Emanuel Hinkell and Selena Rae Valenti.

Notary Public

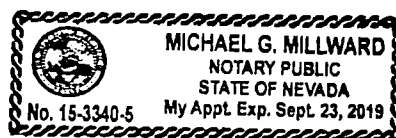
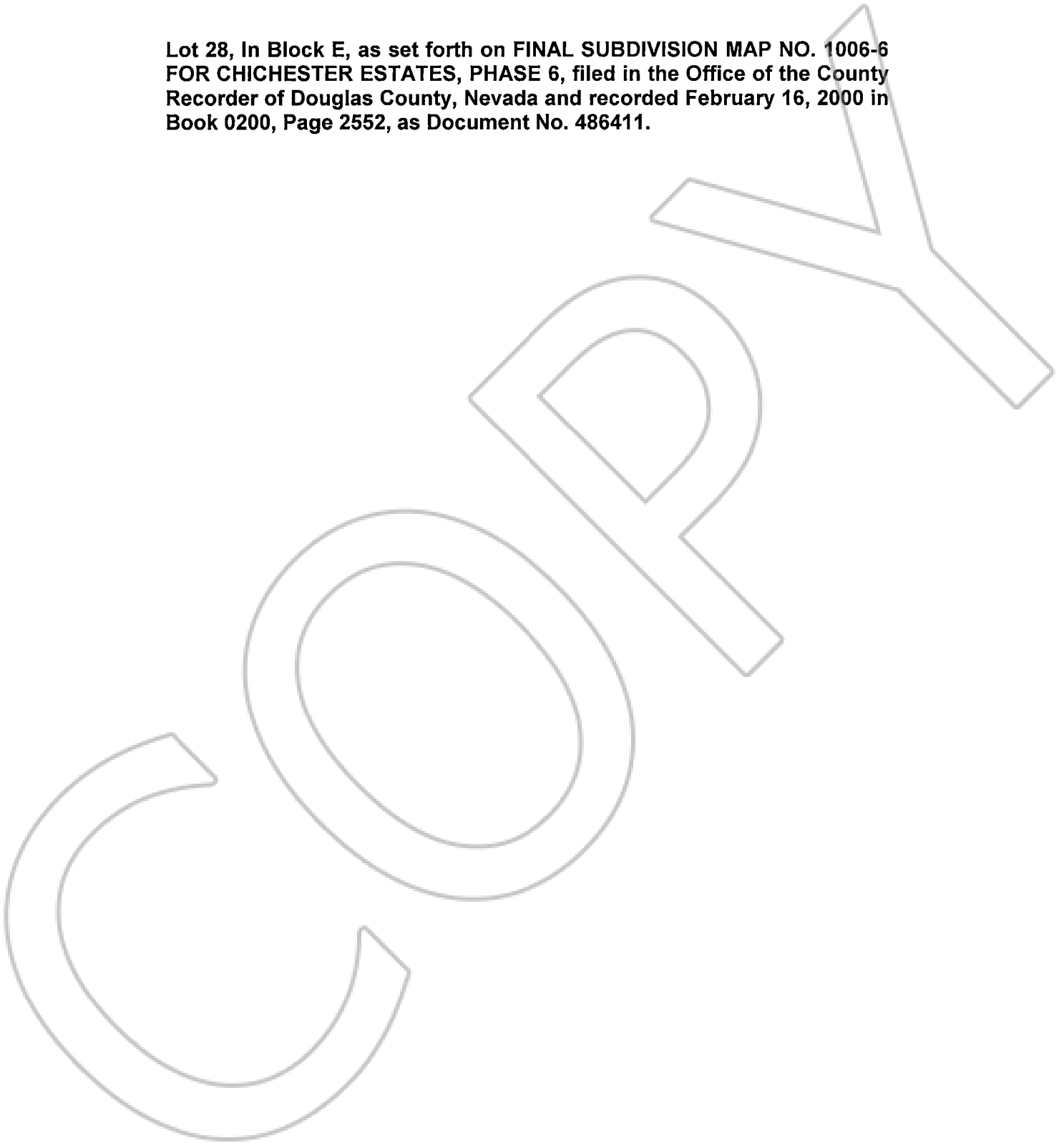


Exhibit A

Lot 28, In Block E, as set forth on FINAL SUBDIVISION MAP NO. 1006-6 FOR CHICHESTER ESTATES, PHASE 6, filed in the Office of the County Recorder of Douglas County, Nevada and recorded February 16, 2000 in Book 0200, Page 2552, as Document No. 486411.



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: <u>7/18/19</u>	
Notes: <u>Verified Trust AB</u>	

1. Assessor Parcel Number(s)
1320-33-714-028
- a) _____
b) _____
c) _____

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'/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

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: _____%

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 therein. 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: *Nicholas Hinkell* Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Nicholas Emanuel Hinkell and Selena Rae Valenti, husband and wife as joint tenants
Address: 1325 Brooke Way
City, State, ZIP: Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Nicholas Emaneul Hinkell and Selena Rae Valenti, as Trustees of the Nick and Selena Trust dated June 12, 2019
Address: 1325 Brooke Way
City, State, ZIP: Gardnerville, NV 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Millward Law, Ltd. **Escrow #** _____
Address: 1591 Mono Ave.
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)