

APN: 1220-23-000-017

When Recorded, Please Return To:
Heritage Law Group
1625 Highway 88, Suite 304
Minden, Nevada 89423

Mail Future Tax Statements To:
Mr. and Mrs. Douglas Bass
P.O. Box 185
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Laura Scarselli-Hendrix and Logan Bass, Co-Trustees of the CSB0650 Trust dated March 14, 2016**, do hereby remise, release, and forever quitclaim and transfer all interest in 740 North Highway 395, Gardnerville, NV, APN 1220-23-000-017, to **Charlotte S. Bass**, a married woman as her sole and separate property, 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 and Sale Deed No. 2018-911439 recorded on March 12, 2018.

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.

Dated: August 8/28, 2019.

The CSB0650 Trust dated March 14, 2016

By: 
LAURA SCARSELLI-HENDRIX,
Co-Trustee

By: _____
LOGAN BASS, Co-Trustee

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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.

Dated: August 24, 2019.

The CSB0650 Trust dated March 14, 2016

By: _____

LAURA SCARSELLI-HENDRIX,
Co-Trustee

By: _____

LOGAN BASS, Co-Trustee

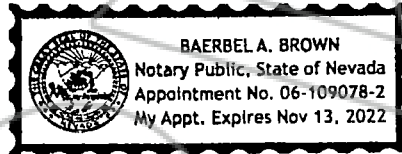
STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On the 28th day of AUGUST, 2019, before me, a notary public in and for said State, personally appeared LAURA SCARSELLI-HENDRIX, 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 capacity, and that by her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Baerbel A. Brown

NOTARY PUBLIC



STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On the _____ day of _____, 2019, before me, a notary public in and for said State, personally appeared LOGAN BASS, 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 capacity, and that by her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC

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NOTARY PUBLIC

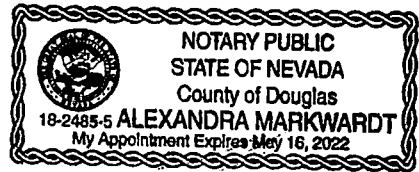
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NOTARY PUBLIC



**“Exhibit A”
Legal Description**

Douglas County Assessor’s Parcel No. 1220-23-000-017

The land referred to herein is situated in the State of Nevada, County of Douglas, and is described as follows:

BEGINNING at a point near a fence line on the East side of the Allerman Canal, said point further described as bearing North 59°25' West, a distance of 1972 feet from the East quarter-section of said Section 23; thence North 26°18' West, along the East side of said Allerman Canal a distance of 113.8 feet to a point; thence North 80°21' East, a distance of 234.4 feet to a fence corner; thence South 19°25' East, along a fence line a distance of 125.0 feet to a fence corner; thence South 79°02' West, along a fence line a distance of 217.3 feet to the point of beginning, said parcel of land containing an area of 0.65 acres, more or less.

**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<i>Verified Trust - G</i>

1. Assessor Parcel Number(s)
a) 1220-23-000-017
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'/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 out of 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: *Laura Scarselli-Hendrix* Capacity: Grantor
Signature: _____ Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Laura Scarselli-Hendrix and Logan Bass, Co-Trustees of the CSB0650 Trust dated March 14, 2016
Address: 1515 Housman St.
City, State, ZIP: Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Charlotte S. Bass
Address: P.O. Box 185
City, State, ZIP: Gardnerville, NV 89410

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

Print Name: Heritage Law Group Escrow # _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)