

APN: 1219-04-001-002  
R.P.T.T. #7 = 0



KAREN ELLISON, RECORDER

E07

**WHEN RECORDED RETURN TO:**

Donald K. Coppa, Ltd.  
528 S. Arlington Ave.  
Reno, NV 89509

**GRANTEE-Mail Tax Statements To:**

Anna Schuster, Trustee  
Schuster Family Trust  
2870 Edgewood Dr.  
Reno, NV 89503

**Affirmation Statement:**

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

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**QUITCLAIM DEED**

THIS INDENTURE made and entered into this 11th day of July, 2019, by and between ANNA SCHUSTER, PETER G. SCHUSTER and SYLVIA M. FISHER, as joint tenants, as to an undivided one-third (1/3) interest, party of the first part (*GRANTOR*), and ANNA SCHUSTER and SYLVIA M. FISHER, as Trustees of the SCHUSTER FAMILY TRUST, dated July 11, 2019, as to an undivided one-third (1/3) interest, party of the second part (*GRANTEE*).

**WITNESSETH:**

That the party of the first part, without consideration to them paid by the party of the second part, do by these presents grant, quitclaim and convey unto the party of the second part, and to their successors and assigns forever, all their undivided one-third (1/3) interest in that certain real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

***SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.***

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

TO HAVE AND TO HOLD the said presents, together with the appurtenances, unto the said party of the second part and to their successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part have set their hands the day and year first above written.

**THIS QUITCLAIM DEED REVOKES THE DEED UPON DEATH RECORDED ON SEPTEMBER 30, 2013, AS DOCUMENT NO. 0831430.**

*Anna Schuster*  
\_\_\_\_\_  
ANNA SCHUSTER  
*Sylvia M. Fisher*  
\_\_\_\_\_  
SYLVIA M. FISHER  
*Peter G. Schuster*  
\_\_\_\_\_  
PETER G. SCHUSTER

STATE OF NEVADA     )  
                                  ) ss.  
COUNTY OF WASHOE )

On this 11th day of July, 2019, personally appeared before me, a Notary Public, ANNA SCHUSTER, SYLVIA M. FISHER and PETER G. SCHUSTER, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the above instrument.

*Debra L. Hamilton*  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

All that certain real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

The West Half of the Northeast Quarter of Section 4, Township 12 North, Range 19 East, M.D.B.&M.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

Beginning at a point, the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 4, which point bears West, a distance of 1337.3 feet from the East Quarter Section corner of said Section 4; thence West a distance of 417.4 feet to a point; thence North 0°27' East, a distance of 626.1 feet to a point; thence East a distance of 417.4 feet to a point; thence South 0°27' West a distance of 626.1 feet to the point of beginning.

Containing 74.00 acres

*Per NRS 111.312, this legal description was previously recorded in Document No. 743389, in Book 509, Page 4425 on May 18, 2009.*

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# STATE OF NEVADA DECLARATION OF VALUE

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

a) 1219-04-001-002  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**2. Type of Property:**

|  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input 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        |                             |                 |

|   |
|---|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b><br>Notes: <u>10/21/19 amount ok AB</u> |
|---|

**3. Total Value/Sales Price of Property:**

|  |         |
|--|---------|
|  | \$ 0.00 |
| Deed in Lieu of Foreclosure Only (value of property) | \$ 0.00 |
| 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 GRANTOR'S REVOCABLE TRUST

**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 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 Anna Schuster Capacity GRANTOR  
 Signature Anna Schuster Capacity TRUSTEE

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: ANNA SCHUSTER  
 Address: 2870 Edgewood Dr.  
 City: RENO  
 State: NV Zip: 89503

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: ANNA SCHUSTER, TRUSTEE  
 Address: 2870 Edgewood Dr.  
 City: RENO  
 State: NV Zip: 89503

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: DONALD K. COPPA, LTD. Escrow # \_\_\_\_\_  
 Address: 528 S. ARLINGTON AVE.  
 City: RENO State: NV Zip: 89509