

APN: 1418-34-110-042

**AFTER RECORDING RETURN TO:**

Lance N. McKenzie, Esq.  
McDONALD CARANO WILSON  
100 West Liberty Street, 10<sup>th</sup> Floor  
Reno, Nevada 89501

**GRANTEES' ADDRESS IS &  
MAIL TAX STATEMENTS TO:**

Jean M. Rottman  
450 Anitra Drive  
Reno, Nevada 89511

DOUGLAS COUNTY, NV	<b>2019-936923</b>
RPTT:\$0.00 Rec:\$35.00	10/21/2019 11:58 AM
\$35.00 Pgs=3	
MCDONALD CARANO LLP	
KAREN ELLISON, RECORDER	E07

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).

**QUITCLAIM DEED**

THIS DEED is entered into this 17<sup>th</sup> day of October, 2019, between SAGUARO LIMITED, a Nevada limited-liability company, as Grantor, and JEAN M. ROTTMAN, Trustee of The JEAN M. ROTTMAN TRUST, dated April 12, 2018, as amended, Grantee.

Grantor, without consideration, hereby quitclaims and conveys to Grantee, in trust, and to its successors in trust, all of its right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, commonly known as 1286 Lincoln Park, Glenbrook, Nevada, and more particularly described on Exhibit "A" attached hereto.

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

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantee, and to its successors in trust.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on the day and year first above written.

SAGUARO LIMITED, a  
Nevada limited-liability company

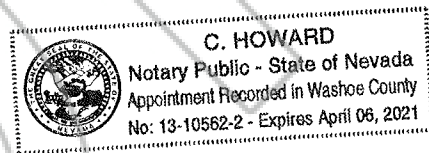
By: Jean M. Rottman  
JEAN M. ROTTMAN, Manager

STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF WASHOE    )

On this 17<sup>th</sup> day of October, 2019, personally appeared before me, a notary public, JEAN N. ROTTMAN, Manager of SAGUARO LIMITED, a Nevada limited-liability company, personally known to me (or 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 her capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

C. Howard  
NOTARY PUBLIC



**Exhibit "A"**

**Legal Description – APN: 1418-34-110-042**

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

Lot 5 in Block "B" of Lincoln Park as laid down or delineated in and upon the Official Map or Plat of said Lincoln Park duly certified, acknowledged and approved, and now on file and of record in the Office of the County Recorder of Douglas County, Nevada, to which said Official Map or Plat special reference is hereby made, and the same is hereby made a part hereof, together with access to Lake Tahoe via the north and south access roadways depicted on said Official Map or Plat, together with the dedicated and accepted roadway adjacent to Lake Tahoe.

# STATE OF NEVADA DECLARATION OF VALUE

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

- a) 1418-34-110-042
- 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        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>Verified Trust - JS</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: Property is hereby transferred into the Jean M. Rottman 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 [Handwritten Signature] Capacity for Grantor/Grantee \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

(REQUIRED) Jean M. Rottman, Trustee

Print Name: <u>Jean M. Rottman</u>	Address: <u>Jean M. Rottman</u>
<u>450 Anitra Drive</u>	<u>450 Anitra Drive</u>
City: <u>Reno</u>	City: <u>Reno</u>
State: <u>NV</u> Zip: <u>89511</u>	State: <u>NV</u> Zip: <u>89511</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