

APN: 1320-30-512-003



KAREN ELLISON, RECORDER

E07

When Recorded, Please Return To:

Heritage Law Group
1625 Highway 88, Suite 304
Minden, Nevada 89423

Mail Future Tax Statements To:

Michael J. and Sharon D. Kuhner, Trustees
1807 Bella Casa Drive
Minden, NV 89423

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, MICHAEL J. KUHNER and SHARON D. KUHNER, husband and wife as joint tenants with right of survivorship, do hereby remise, release, and forever quitclaim and transfer all interest in 1807 Bella Casa Drive, Minden, Nevada, APN 1320-30-512-003, to MICHAEL J. KUHNER and SHARON D. KUHNER, Trustees of the *Kuhner Hope Trust*, dated October 28, 2019, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as:

See Exhibit A attached hereto and incorporated herein by this reference.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on April 10, 2018, as Document Number 2018-912722.

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: October 28, 2019.


MICHAEL J. KUHNER


SHARON D. KUHNER

STATE OF NEVADA)
 :SS.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on October 28, 2019, by MICHAEL J. KUHNER and SHARON D. KUHNER.



Notary Public

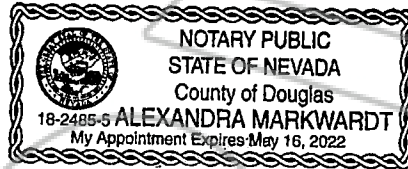
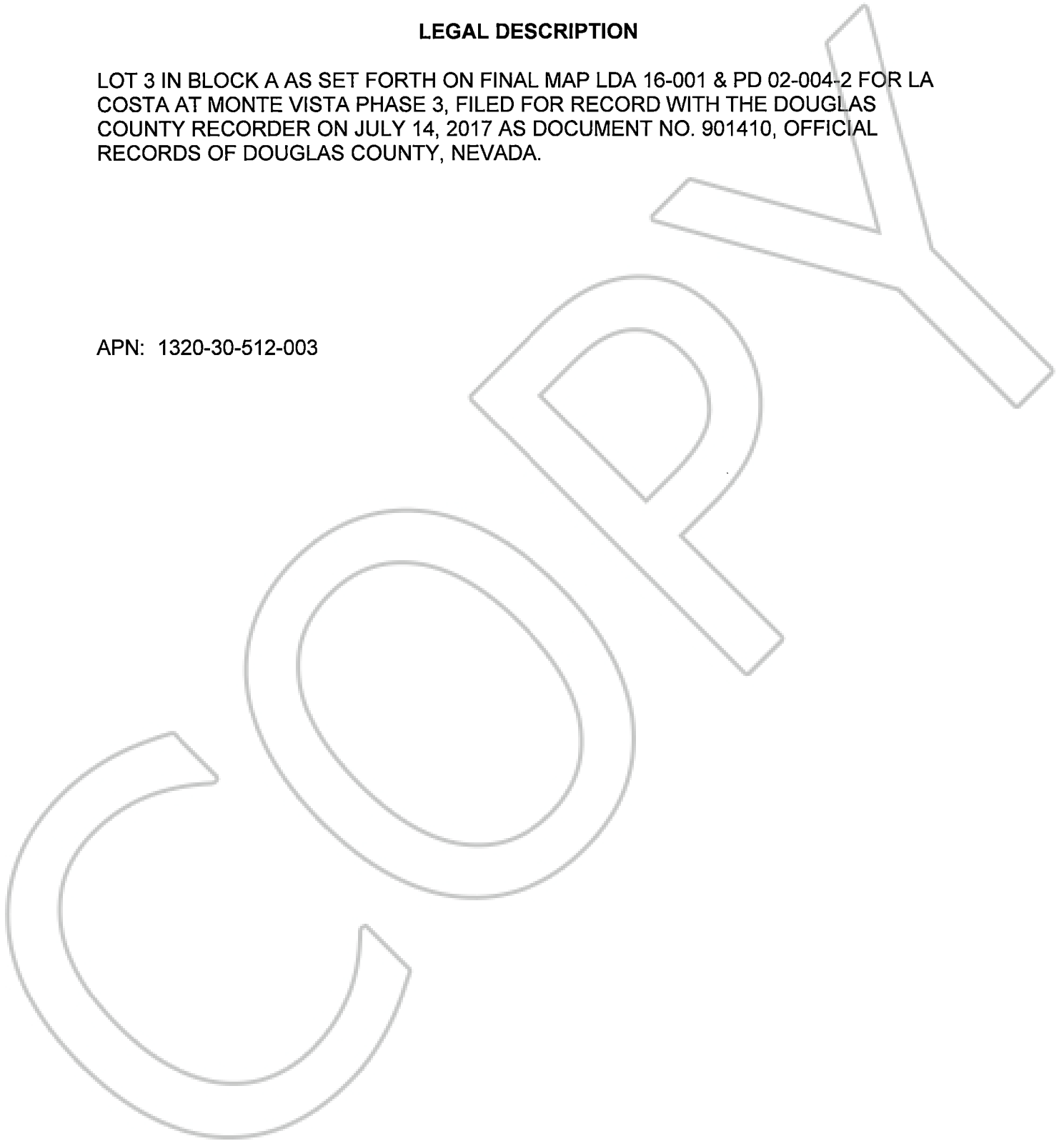


EXHIBIT A

LEGAL DESCRIPTION

LOT 3 IN BLOCK A AS SET FORTH ON FINAL MAP LDA 16-001 & PD 02-004-2 FOR LA COSTA AT MONTE VISTA PHASE 3, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON JULY 14, 2017 AS DOCUMENT NO. 901410, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

APN: 1320-30-512-003



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	<u>10/31/19</u>
Notes:	<u>verified Street</u>

1. Assessor Parcel Number(s)
 a) 1320-30-512-003
 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 _____ | |

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 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 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 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: Michael J. Kuhner Capacity: Grantor
 Signature: Sharon D. Kuhner Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Michael J. and Sharon D. Kuhner
Address: 1807 Bella Casa Drive
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Michael J. and Sharon D. Kuhner, Trustees of the *Kuhner Hope Trust*, dated October 28, 2019
Address: 1807 Bella Casa Drive
City, State, ZIP: Minden, NV 89423

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)