

APN: 1220-10-401-012

RECORDING REQUESTED BY:

Gene Paul Sheets & Susan Cannon Sheets
1496 Circle Dr.
Gardnerville, NV 89410



KAREN ELLISON, RECORDER E07

AFTER RECORDATION, RETURN BY MAIL TO:

Gene Paul Sheets & Susan Cannon Sheets
1496 Circle Dr.
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 8 day of Jan, 2020, by first party, Grantor, Timothy Robert Sheets, Successor Trustee of the Delores Sheets Family Trust dated April 6, 2017, whose post office address is 1454 Hussman Avenue, Apt. 5-E, Gardnerville, NV 89410, to second party, Grantees, Gene Paul Sheets and Susan Cannon Sheets, Husband and wife as joint tenants with right of survivorship, whose post office address is 1496 Circle Drive, Gardnerville, NV 89410.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

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

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Timothy Robert Sheets, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 8 day of January, 2020, by Timothy Robert Sheets.

Notary Public

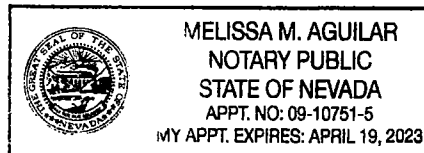


EXHIBIT "A"

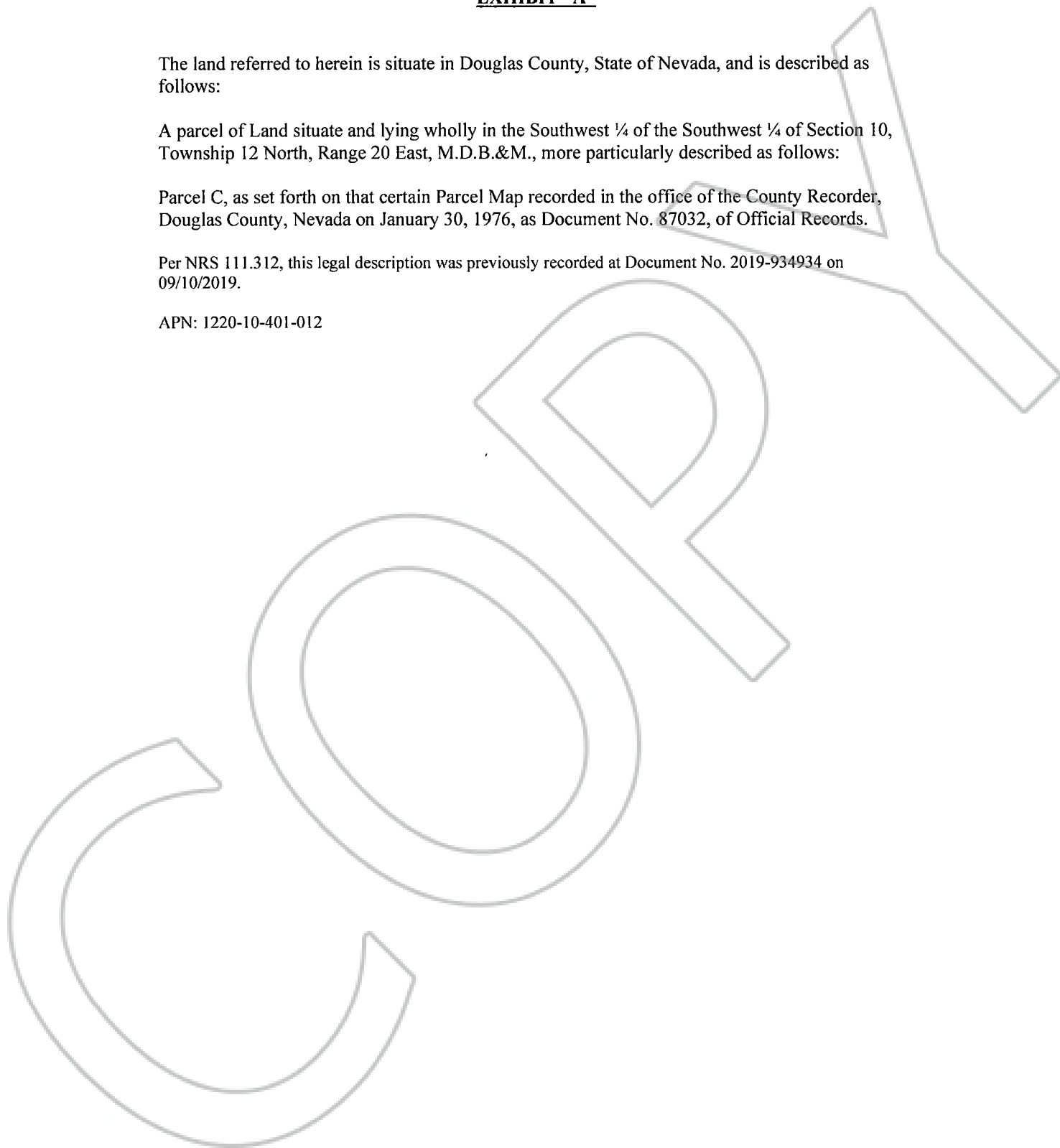
The land referred to herein is situate in Douglas County, State of Nevada, and is described as follows:

A parcel of Land situate and lying wholly in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel C, as set forth on that certain Parcel Map recorded in the office of the County Recorder, Douglas County, Nevada on January 30, 1976, as Document No. 87032, of Official Records.

Per NRS 111.312, this legal description was previously recorded at Document No. 2019-934934 on 09/10/2019.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-10-401-012
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK NPS</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: Transfer from 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 herein. Furthermore, the parties agree that 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 _____ Grantor

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Timothy Robert Sheets, Trustee
 Address: 1454 Hussman Ave., Apt. 5-E
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Gene Paul Sheets & Susan Cannon Sheets
 Address: 1496 Circle Dr.
 City: Gardnerville
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)