

APN: 1220-23-000-004

Recorded at the Request of:
Heritage Law, A Division of
KALICKI COLLIER, LLP
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER

E07

Mail Future Tax Statements To:
Douglas S. and Charlotte S. Bass, Trustees
PO Box 185
Gardnerville, NV 89410

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, CHARLOTTE S. BASS, who took title as a married woman as her sole and separate property, does hereby remise, release, and forever quitclaim and transfer all her interest in 700 North Highway 395, Gardnerville, Nevada, APN 1220-23-000-004, to DOUGLAS S. BASS AND CHARLOTTE S. BASS, *Trustees of the DCSB0206 Family Trust dated March 2, 2020*, and any amendments thereto, the real property situated in the County of Douglas, State of Nevada, more precisely described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Pursuant to NRS 111.312, the above legal description previously appeared in Quitclaim Deed recorded on September 3, 2019, as Document No. 2019-934669.

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: March 17, 2020.



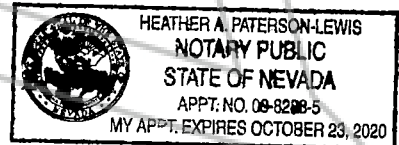
CHARLOTTE S. BASS

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On March 17, 2020, before me, Heather A. Paterson-Lewis, personally appeared CHARLOTTE S. BASS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to this instrument, and acknowledged that she executed it.



Notary Public



COPY

EXHIBIT "A"
LEGAL DESCRIPTION

DOUGLAS COUNTY ASSESSOR'S PARCEL NO. 1220-23-000-004

A parcel of land lying within the S 1/2 of the SE 1/4 of Section 14, and the NE 1/4 and N 1/2 of the SE 1/4 of Section 23, T.12N., R.20E., M.D.B.&M., in Douglas County, Nevada. Described as follows:

Beginning at a point on the northeastern right of way line of U.S. Highway 395, and on the south side of the Allerman Canal, which point is further described as bearing N. 35° 01' W: a distance of 2082.00 feet from the east 1/4 corner of said Section 23;

Thence N. 20° 04' W. 1516.13 feet along said right of way line thence from a tangent which bears N. 20°04' W., curving to the left along said right of way line with a radius of 2040.00 feet through a central angle of 3°16', an arc distance of 116.31 feet thence

N. 23°20' W., 796.00 feet at a point on a fence corner thence leaving said right of way line

N. 89°50'E., along a fence line a distance of 747.80 feet thence
S. 9°44' E., 1100.00 feet thence
S. 5°52' E., 970.00 feet thence
East 182.40 feet thence
S. 5°52' E., 600.00 feet thence
West 68.68 feet thence
S. 3°56' E., 246.57 feet to a point on a curve on the northerly right of way line of U.S. Highway 395 thence on the curve to the right with a radius of 3900.00 feet through a central angle of 10°59'20" for a length of 748.00 feet thence
S. 52°00'35" W., 25.00 feet thence
S. 37°59'25" E., 158.30 feet thence
S. 44°15'09" E., 529.52 feet thence leaving said right of way line
South 318.59 feet to a point on the southerly right of way line of U.S. Highway 395 thence along said right of way line
N. 38°48' W., 825.17 feet thence
N. 51°12' E., 35.00 feet thence
N. 38°48' W., 117.49 feet thence on a tangent which bears N. 38°48'W., curving to the right along said right of way line with a radius of 4040.00 feet through a central angle of 1°37', an arc distance of 113.99 feet thence southerly along the following courses of 6 feet east of and parallel to the center line of the High Flyer Irrigation Ditch;
S. 0°17' E., 256.54 feet thence
S. 1°11' E., 41.58 feet thence
S. 3°04' W., 57.95 feet thence
S. 10°44' E., 248.62 feet thence

S. 1°36' W., 61.58 feet thence
S. 52°23' W., 708.00 feet to a point on the east side of the Allerman Canal; thence
N. 47°52' W., 146.30 feet thence
N. 24°41' W., 505.00 feet thence
N. 17°28' W., 384.90 feet thence
N. 5°47' W., 275.00 feet thence
N. 4°17' W., 291.00 feet thence
N. 15°11' W., 58.80 feet thence
N. 26°18' W., 106.90 feet to a point near a fence line; which point bears N. 59°25' W., a distance of 1972.00 feet from the east 1/4 corner of Section 23 thence
N. 79°02' E., along a fence line a distance of 217.30 feet to a fence corner thence
N. 19°25' W., along a fence line a distance of 125.00 feet to a fence corner thence
N. 20°41'35" W., along a fence line a distance of 276.10 feet to a point on the southeast side of the Allerman Canal thence
N. 52°31' E., along the south side of the Allerman Canal a distance of 256.00 feet thence
N. 60°22' E., along the south side of the Allerman Canal a distance of 259.60 feet to the point of beginning.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-23-000-004
 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>Verified Trust</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: \$ 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: _____ %

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 Charlotte S. Bass Capacity _____ Grantor
 Signature _____ Capacity _____ Grantees

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

Print Name: Charlotte S. Bass
 Address: P.O. Box 185
 City: Gardnerville
 State: NV Zip: 89410

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

Douglas S. Bass, Trustee
 Print Name: Charlotte S. Bass, Trustee
 Address: P.O. Box 185
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Heritage Law, A Division of Kalicki Collier, LLP Escrow # _____
 Address: 1625 Hwy 88, Ste. 304
 City: Minden State: NV Zip: 89423

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