

APN# 1420-08-211-029

  
00110313202009453100040047  
KAREN ELLISON, RECORDER E07

Recording Requested by/Mail to:

Name: Ernest E. Adler, Esq.

Address: 204 N. Minnesota St, Suite A

City/State/Zip: Carson City, NV 89703

Mail Tax Statements to:

Name: Diana Lea Cossette, Trustee

Address: 1007 Sunburst Drive

City/State/Zip: Carson City, NV 89705

**QUITCLAIM DEED**

**Title of Document (required)**

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

Diana Cossette

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A.P.N.: 1420-08-211-029

WHEN RECORDED MAIL TO:  
Ernest E. Adler, Esq.  
LAW OFFICES OF ERNEST E. ADLER  
204 N. Minnesota Street, Suite A  
Carson City, NV 89703

MAIL TAX STATEMENTS TO:  
Diana Lea Cossette, Trustee  
1007 Sunburst Drive  
Carson City, Nevada 89705

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That DIANA COSSETTE, as an unmarried woman, does forever quitclaim to DIANA LEA COSSETTE as Trustee for THE COSSETTE FAMILY REVOCABLE TRUST, dated April 13, 2020, all the certain lot, piece or parcel of land situated in Carson City, County of Douglas, State of Nevada, bounded and described as follows:

Lot 14, in Block E, as set forth on the final map of SUNRIDGE HEIGHTS, PHASES 4 & 5A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 1, 1994, in Book 794, Page 1, as Document No. 340968.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining.

IN WITNESS WHEREOF, executed on this 13<sup>th</sup> day of April, 2020.

  
DIANA LEA COSSETTE

STATE OF NEVADA        )  
  :SS.  
CARSON CITY             )

On this 13<sup>th</sup> day of April, 2020, personally appeared before me, a Notary Public in and for the County and State aforesaid DIANA LEA COSSETTE, known to me to be the person described in and who executed the foregoing Quitclaim Deed, and duly acknowledged to me that she executed the same freely and voluntarily and for the uses and proposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-08-211-029  
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	<u>Trust OK</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: Transferring into her 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 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 Diana Dea Cossette Capacity Grantor/Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Diana Cossette  
 Address: 1007 Sunburst Drive  
 City: Carson City  
 State: Nevada Zip: 89705

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: The Cossette Family Revocable Trust  
 Address: 1007 Sunburst Drive  
 City: Carson City  
 State: Nevada Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Ernest E. Adler, Esq. Escrow # n/a  
 Address: 204 N. Minnesota Street, Suite A  
 City: Carson City State: Nevada Zip: 89703