

DOUGLAS COUNTY, NV

2020-947114

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

06/04/2020 10:55 AM

SOLIDIFI TITLE AGENCY, LTD - 0506

KAREN ELLISON, RECORDER

E07

APN: 1220-08-811-007
When Recorded Mail To:
David Tiongco
1186 Chisholm Trail
Gardnerville, NV 89460

Mail Tax Statements To:
David Tiongco
1186 Chisholm Trail
Gardnerville, NV 89460

R.P.T.T. \$ -0-

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: that **DAVID TIONGCO, SURVIVING TRUSTEE OF THE TIONGCO FAMILY TRUST DATED OCT. 14, 1999, AND TO THE HEIRS AND ASSIGNS FOREVER**, for valuable consideration paid, the receipt of which is hereby acknowledged, do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to **DAVID TIONGCO, UNMARRIED**, all that real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDNERVILLE, COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 13, AS SHOWN ON THAT FINAL SUBDIVISION MAP LDA #97-008-08 FOR SZILVERAMCH PHASE 8, FILED FOR RECORD ON MAY 07, 2004, IN BOOK 0504, PAGE 2789, AS FILE NO. 615242, OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

PARCEL ID: 1220-08-811-007

Commonly known as 1186 Chisholm Trail, Gardnerville, NV 89460

THIS BEING THE SAME PROPERTY CONVEYED TO DAVID TIONGCO AND ADRIENNE TIONGCO, TRUSTEES OF THE TIONGCO FAMILY TRUST DATED OCT. 14, 1999, AND TO THE HEIRS AND ASSIGNS FOREVER FROM SUMMIT HOMES, LTD., A NEVADA CORPORATION, IN A DEED DATED OCTOBER 10, 2005, AND RECORDED OCTOBER 14, 2005, IN DEED BOOK 1005 PAGE 6869 AND INSTRUMENT NUMBER 0657870. ADRIENNE TIONGCO LEFT THIS LIFE ON APRIL 28, 2019 IN CARSON CITY, NEVADA, LEAVING DAVID TIONGCO AS THE SURVIVING TRUSTEE.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

COPY

WITNESS our hands this 26 day of April, 2020

THE TIONGCO FAMILY TRUST

David Tiongco
DAVID TIONGCO, TRUSTEE

STATE OF NEVADA

COUNTY OF Douglas

On this 26 day of April, 2020, personally appeared before me, a Notary Public in and for said County and State, Douglas who acknowledged that he/she/they executed the above instrument, as his/her/their free act and deed.

WITNESS my hand and official seal.

Karen Kukulus
Notary Public in and for said
County and State Nevada Douglas
My Commission Expires: 2/26/2024



THE TIONGCO FAMILY TRUST

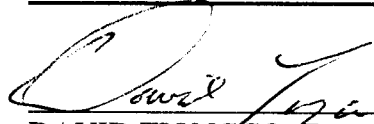
Certification of Trust

I, DAVID TIONGCO, TRUSTEE OF THE TIONGCO FAMILY TRUST, DATED OCTOBER 14, 1999, certify that:

1. I am the sole Trustee of the Trust;
2. The Trust was created during the lifetime of the Grantor and remains in full force and effect;
3. The trust has not been revoked, modified, terminated or otherwise amended in any manner which would cause the representations in this Certification to be incorrect;
4. Pursuant to the Trust, when specifically authorized and directed by the beneficiaries of the Trust, the Trustee has full right, power and authority to deal with any property owned or held by the Trust with the same force and effect as though such property were individually owned;
5. The Trustee by instrument in writing signed by all the holders of beneficial interests under the Trust, has been duly authorized and directed to (1) transfer the property located at: 1186 Chisholm Trail, Gardnerville, NV 89460, to DAVID TIONGCO, not as Trustee, but individually, for valuable consideration; and (2) to execute a deed and such other agreements, certificates, instruments and documents as the Trustee deems necessary in order to effectuate said transfer.
6. No beneficiary is a minor, a corporation selling all or substantially all its Nevada assets, or personal representative of an estate subject to estate tax liens, or is now deceased or under any legal disability.

Signed under oath, as a sealed instrument this 26 day of April, 2020

THE TIONGCO FAMILY TRUST



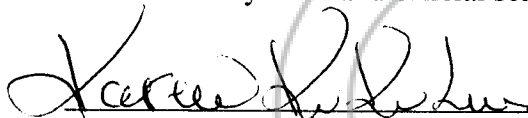
DAVID TIONGCO, Trustee

STATE OF NEVADA

COUNTY OF Douglas

On this 26 day of April, 2020, personally appeared before me, a Notary Public in and for said County and State, DAUGLAS, who acknowledged that they executed the above instrument, as their free act and deed.

WITNESS my hand and official seal.


Notary Public in and for said
County and State Nevada, Douglas
My Commission Expires: 2/26/24



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-08-811-007
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>Trust OK-ke</u>	OK per KE
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: This is a transfer out of a living 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 [Signature] Capacity: _____
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: David Tiongco, Trustee
 Address: 1186 Chisolm Trail
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David Tiongco
 Address: 1186 Chisolm Trail
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED