



KAREN ELLISON, RECORDER E07

APN: 1120-05-000-010; 1120-05-000-012;
1120-05-000-013

RECORDING REQUESTED BY:

Bruce H. Thomas & Jeanne Thomas, Trustees
P.O. Box 6925
Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

Kenneth V. Bland, Jr.
P.O. Box 6925
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 5th day of June, 2020, by first party, Grantors, Bruce H. Thomas and Jeanne Thomas, Trustees of THE THOMAS FAMILY TRUST, Dated February 27, 2017, whose post office address is P.O. Box 6925, Gardnerville, NV 89460, to second party, Grantee, Kenneth V. Bland, Jr., a married man as his sole and separate property, whose post office address is P.O. Box 6925, Gardnerville, NV 89460.

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" and "B" 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.

Bruce H. Thomas

Bruce H. Thomas, Trustee

Jeanne Thomas

Jeanne Thomas, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 5 day of June, 2020 by Bruce H. Thomas and Jeanne Thomas.

Notary Public

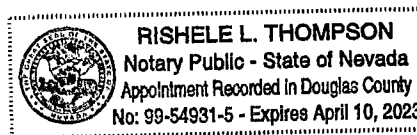


EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL A:

The follow described property that lies East of the centerline of the West Fork of the Carson River, further described as follows:

The Northeast 1/4 of said Section 5 along with the following described portion of the Northeast 1/4 of the Southeast 1/4 of Section 5:

BEGINNING at the East ¼ corner of said Section 5, thence Westerly along the centerline of said Section 5, South 89° 57' 04" West, 815.66 feet to the TRUE POINT OF BEGINNING; thence, South 27° 38' 11" East, 235.62 feet; thence South 28° 55' 02" East, 161.50 feet; thence South 29° 05' 30" East, 312.00 feet; thence South 31° 38' 10" East, 73.00 feet; thence South 17° 07' 28" East, 563.00 feet; thence South 10° 18' 11" East, 100.21 feet to a point on the Southerly line of said Northeast 1/4; thence Westerly along said Southerly line, South 89° 55' 57" West 1061.28 feet to the Southwest corner of said Northeast 1/4; thence Northerly along the Westerly line of said Northeast 1/4, North 0° 18' 57" East, 1322.37 feet to the Northwest corner of said Northeast 1/4; thence Easterly along the Northerly line of said Northeast 1/4; thence North 89° 57' 04" East, 492.93 feet to the TRUE POINT OF BEGINNING.

EXEPTING THEREFROM the Northeast 1/4 of the Northeast 1/4 of said Section 5.

Together with the following described parcel of land

That portion of the Northeast 1/4 of the Southeast 1/4 of said Section 5 being described as follows:

BEGINNING at the East 1/4 corner of said Section 5; thence Westerly along the centerline of said Section 5, South 89° 57' 04" West, 815.66 feet; thence South 27° 38' 11" East, 235.62 feet; thence South 28° 55' 02" East, 161.50 feet; thence South 29° 05' 30" East, 312.00 feet; thence South 31° 38' 10" East, 73.00 feet; thence South 17° 07' 28" East, 563.00 feet; thence South 10° 18' 11" East, 100.21 feet to a point on the Southerly line of said Northeast 1/4; thence Easterly along

EXHIBIT "A" continued

said Southerly line North 89° 55' 57" East, 246.00 feet to the Southeast corner of said Northeast 1/4 of the Southeast 1/4 of said Section 5; thence Northerly along the Easterly line of said Northeast 1/4 of the Southeast 1/4 of said Section 5, North 0° 22' 21" East, 1321.96 feet to the POINT OF BEGINNING.

APN: 1120-05-000-012
1120-05-000-013

This metes and bounds description appeared in a deed recorded on April 7, 1994 as Document No. 334588, Official Records, Douglas County, Nevada.

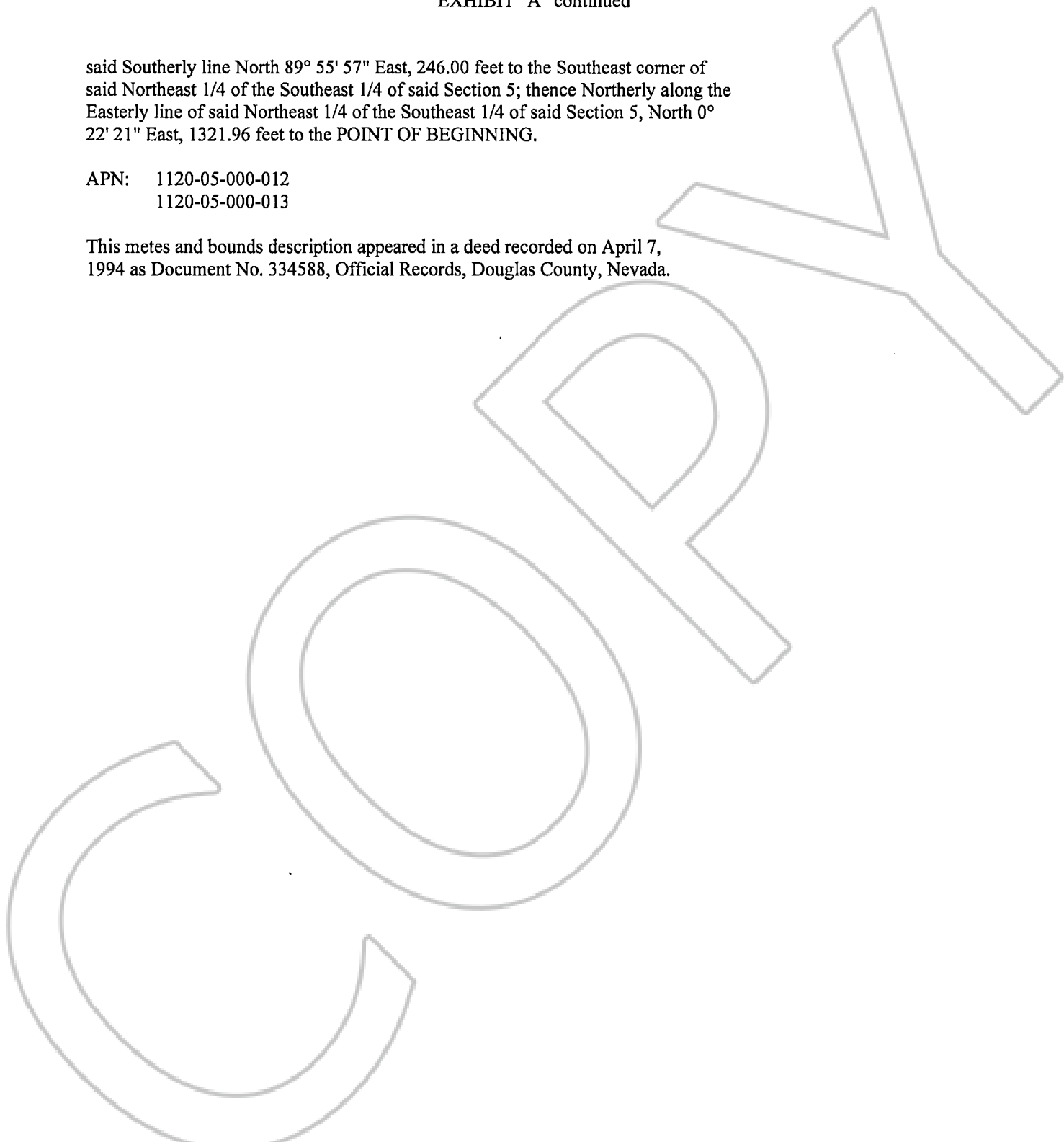


EXHIBIT "B"

All that certain lot, piece, parcel or portion of land, situate, lying and being within the north 1/2 of Section 5, Township 11 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada and more particularly described as follows:

Parcel 1 as shown on the Map of Division into Large Parcels #2001 for Bruce H. and Clonard Thomas filed for record in Book 696 at page 1132 as document number 389572, Official Records of Douglas County, Nevada,

Together with all that portion of Adjusted Parcel E as shown on the Record of Survey supporting a Boundary Line Adjustment for Brooke/Vasey filed for record in Book 596 at Page 139 as document number 386750, Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the north 1/4 corner of said Section 5 as shown on the aforesaid map; thence along the north line of the northeast 1/4 of said Section 5 South 89° 59' 00" East a distance of 381.93 feet to the centerline of the West Fork of the Carson River; thence along said centerline the following courses and distances:

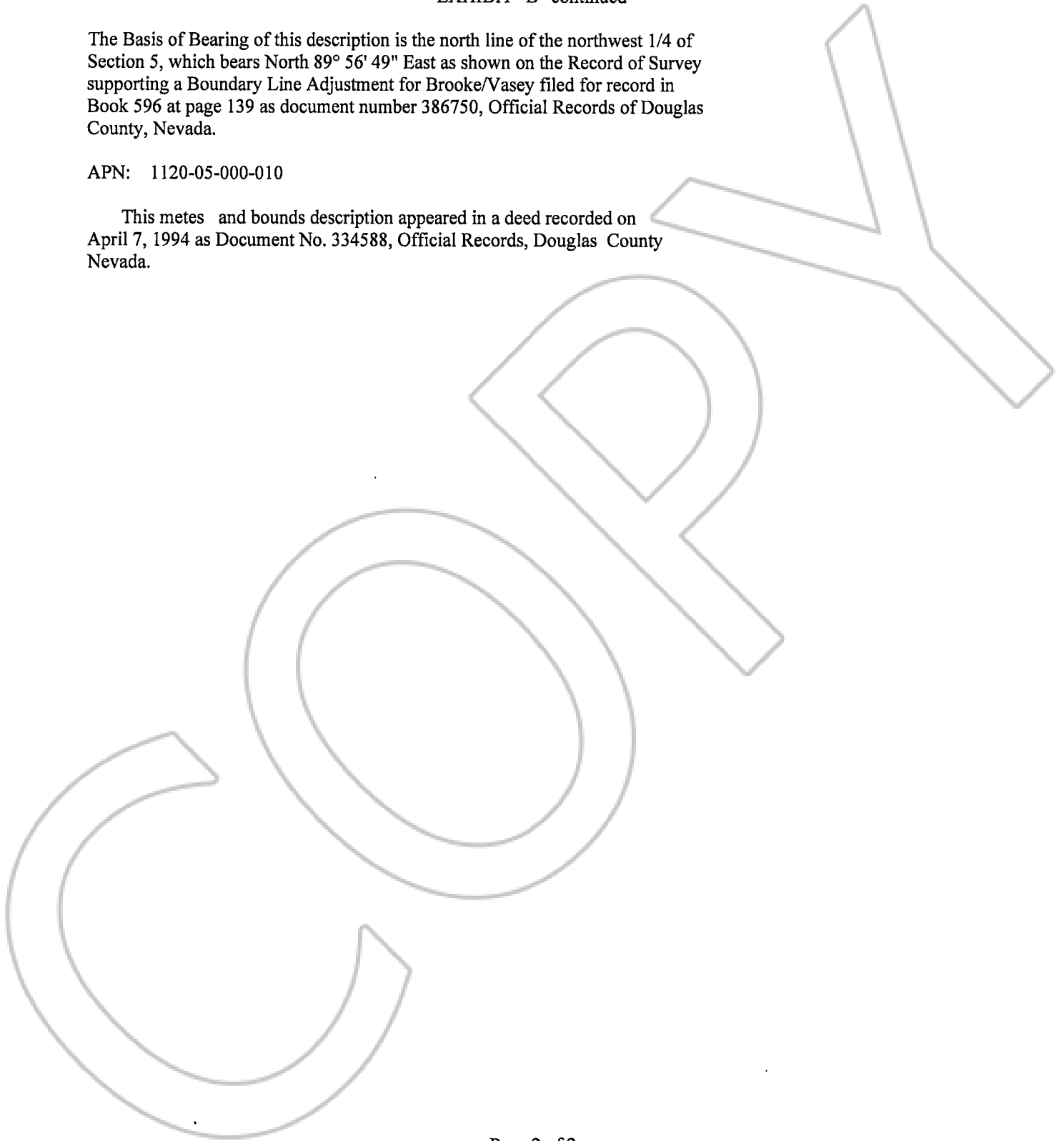
South 03° 13' 21" West a distance of 410.53 feet; thence
South 03° 46' 40" West a distance of 273.61 feet; thence
South 07° 13' 18" West a distance of 256.14 feet; thence
South 20° 55' 29" West a distance of 270.31 feet; thence
South 10° 00' 49" West a distance of 263.91 feet; thence
South 06° 32' 26" West a distance of 286.60 feet; thence
South 36° 08' 41" West a distance of 241.20 feet to a point on the east line of the northwest 1/4 of said Section, 5 which point is the TRUE POINT OF BEGINNING; thence continuing along said centerline
South 04° 17' 54" West a distance of 242.27 feet; thence
South 22° 44' 55" West a distance of 156.24 feet; thence
South 19° 48' 31" West a distance of 141.22 feet; thence
South 20' 07' 56" West a distance of 105.45 feet; thence
South 31° 09' 08" West a distance of 70.19 feet to a point on the south line of the northwest 1/4 of said Section 5; thence leaving said centerline and along said south line North 89° 57' 05" East a distance of 195.98 feet to the center 1/4 corner of said Section 5; thence along the east line of said northwest 1/4 North 00° 15' 32" East a distance of 677.45 feet to the TRUE POINT OF BEGINNING and containing 46,907 square feet more or less.

EXHIBIT "B" continued

The Basis of Bearing of this description is the north line of the northwest 1/4 of Section 5, which bears North 89° 56' 49" East as shown on the Record of Survey supporting a Boundary Line Adjustment for Brooke/Vasey filed for record in Book 596 at page 139 as document number 386750, Official Records of Douglas County, Nevada.

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This metes and bounds description appeared in a deed recorded on April 7, 1994 as Document No. 334588, Official Records, Douglas County Nevada.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1120-05-000-010
 b) 1120-05-000-012
 c) 1120-05-000-013
 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: <u>6/8/20</u>	
NOTES: _____ <i>Trust on r AB</i>	

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: [Signature] Capacity: _____ Grantee _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bruce H. Thomas and Jeanne Thomas
 Address: P.O. Box 6925
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Kenneth V. Bland, Jr.
 Address: P.O. Box 6925
 City: Gardnerville
 State: NV Zip: 89460

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)