

APN: 1418-22-510-002

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

MAIL TAX STATEMENTS TO:

Robert L. Hixson, Jr.
Post Office Box 816028
Dallas, TX 75381

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

QUIT CLAIM DEED

FOR NO CONSIDERATION, Amanda Hixson, a married woman ("Transferor"), does hereby QUIT CLAIM, TRANSFER and CONVEY all of her right, title, and interest to Robert L. Hixson, Jr., her spouse, as his sole and separate property ("Transferee"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

[Signature and Notarial Page Follows]

DATED this 22 day of June, 2020.

Amanda Hixson
AMANDA HIXSON, Transferor

STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

Before me, Deedra Lynn Swan a notary public, on this day personally appeared Amanda Hixson, known to me (or proved to me on the oath of _____ or through Texas DL (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein.

Given under my hand and seal of office this 22 day of June, 2020.

Deedra Lynn Swan
NOTARY PUBLIC

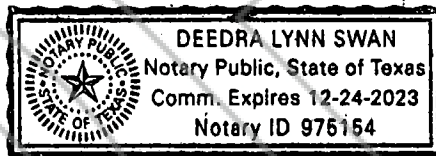


EXHIBIT A

PARCEL 1:

LOT 2, AS SHOWN ON THE MAP OF CEDARBROOK SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 2, 1964 AS DOCUMENT NO. 26463.

PARCEL 2:

ALL THAT REAL PROPERTY SITUATE IN PARCEL 1 AND PARCEL 2, SECTION 22, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, AS SHOWN ON THE PLAT OF CEDARBROOK SUBDIVISION, FILED FOR RECORD ON NOVEMBER 2, 1964, DOCUMENT 26463; THENCE NORTH 68° 22' 58" WEST 32.0 FEET, MORE OR LESS, TO A POINT ON THE APPROXIMATE LOW WATER LINE OF LAKE TAHOE AT AN ELEVATION OF 6,223.0, LAKE TAHOE DATUM; THENCE ALONG THE LOW WATER LINE THE FOLLOWING COURSES: NORTH 05° 37' 00" EAST 22.00 FEET, NORTH 54° 23' 00" WEST 14.00 FEET, NORTH 15° 37' 00" EAST 42.00 FEET, NORTH 36° 37' 00" EAST 39.00 FEET, SOUTH 88° 23' 00" EAST 12.00 FEET, AND NORTH 23° 37' 00" EAST 46.98 FEET, THENCE SOUTH 67° 26' 27" EAST 12.6 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 16° 53' 00" WEST 28.33 FEET; THENCE SOUTH 29° 26' 00" WEST 66.00 FEET; THENCE SOUTH 02° 17' 00" EAST 66.94 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES OVER AND ACROSS LOT 3 OF CEDARBROOK SUBDIVISION AS GRANTED BY DOCUMENT RECORDED NOVEMBER 27, 1989 IN BOOK 1189, PAGE 3221 AS DOCUMENT NO. 215425.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED IN INSTRUMENT NO. 2013-824645.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-22-510-002
 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/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
 b. Explain reason for exemption: Transfer to Spouse 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]
 Signature: _____

Capacity: Spouse
 Capacity: _____

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

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

Print Name: Amanda Hixson
 Address: P.O. Box 816028
 City: Dallas
 State: TX Zip: 75381

Print Name: Robert L. Hixson, Jr.
 Address: P.O. Box 816028
 City: Dallas
 State: TX Zip: 75381

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

First American Title Insurance
 Print Name: Company
 Address: 5310 Kietzka Lane, Suite 100
 City: Reno

File Number: 121-2593602 nmp/ nmp
 State: NV Zip: 89511-2043

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