



KAREN ELLISON, RECORDER

E07

**APN: 1219-15-001-064**

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

Mail Future Tax Statements To:  
Nicholas J. Cook, Trustee  
890 Bollen Circle  
Gardnerville, NV 89460

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, NICHOLAS J. COOK, a single man, does hereby remise, release, and forever quitclaim and transfer all interest in 890 Bollen Circle, Gardnerville, Douglas County, Nevada, APN 1219-15-001-064, to NICHOLAS J. COOK, Trustee of the *Nicholas J. Cook Living Trust dated June 30, 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" AND MADE A PART  
HEREOF**

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, and Sale Deed recorded on September 23, 2013, as Document No. 831103.

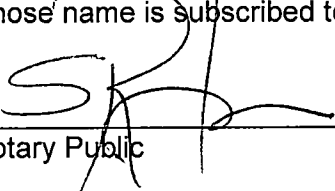
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

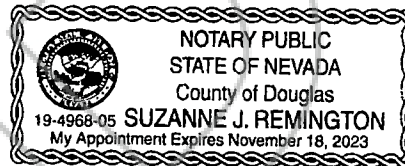
Dated: June 30, 2020.

  
\_\_\_\_\_  
NICHOLAS J. COOK

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

On June 30, 2020, before me, Suzanne J. Remington, personally appeared NICHOLAS J. COOK, 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 he executed it.

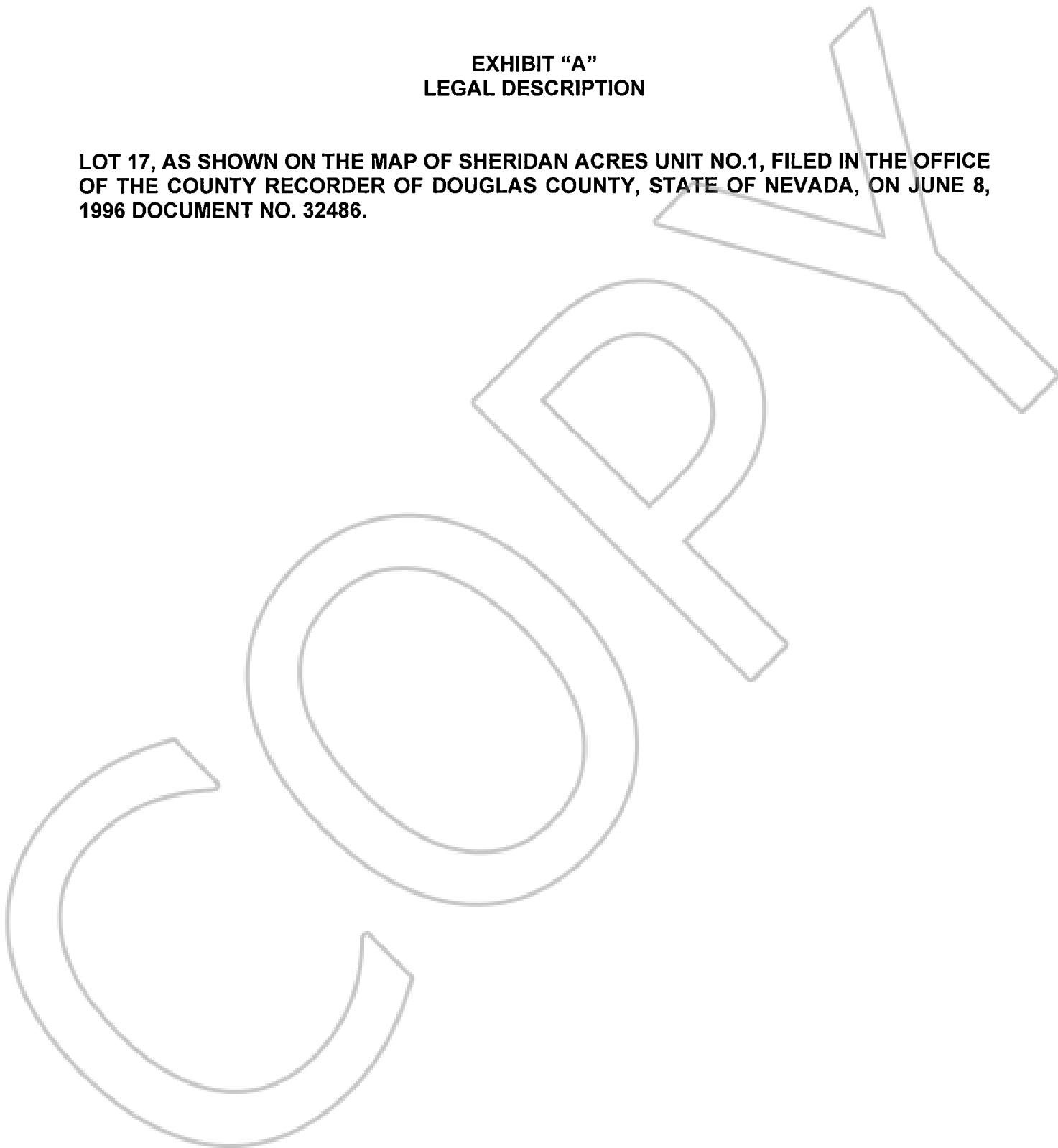
  
\_\_\_\_\_  
Notary Public



APN: 1219-15-001-064

**EXHIBIT "A"  
LEGAL DESCRIPTION**

**LOT 17, AS SHOWN ON THE MAP OF SHERIDAN ACRES UNIT NO.1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 8, 1996 DOCUMENT NO. 32486.**



**STATE OF NEVADA DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 1219-15-001-064
- b) \_\_\_\_\_
- c) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
Notes: 8/14/20 Trust OK 1-AB

**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-

**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: 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 Nicholas J. Cook Capacity Grantor

Signature Nicholas J. Cook Capacity Grantee

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

Print Name: Nicholas J. Cook  
 Address: 890 Bollen Circle  
 City: Gardnerville  
 State: Nevada Zip: 89460

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

Print Name: Nicholas J. Cook, Trustee of the  
Nicholas J. Cook Living Trust, dtd 6/30/20  
 Address: 890 Bollen Circle  
 City: Gardnerville  
 State: Nevada Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not seller or buyer)  
 Heritage Law, A Division of Kalicki Collier LLP  
 1625 Highway 88, Ste 304  
 Minden, NV 89423

Escrow #: \_\_\_\_\_