

APN: 1219-12-002-015 (Portion)
APN: 1220-07-002-021 (Portion)
APN: 1220-07-002-010 (Portion)



KAREN ELLISON, RECORDER

E04

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

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

MAIL TAX STATEMENTS TO:

Elizabeth J. Cordes
1055 Hwy 88
Gardnerville, NV 89460

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, Lisa Marie Filbin as Trustee of The LMC Family Trust, as to an undivided thirty percent (30%) interest ("Transferor"), does hereby QUIT CLAIM, TRANSFER and CONVEY PRO RATA all of her right, title, and interest to her Co-Owners, Elizabeth J. Cordes as Trustee of The Cordes Family Trust dated April 29, 2002, who currently owns a forty percent (40%) interest, which will by virtue hereof be increased to 57.143 % interest and Gregory Allan Cordes, a single man, who currently owns a thirty percent (30%) interest, which will by virtue hereof be increased to a 42.857 % interest ("Transferees"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as Parcel 4A in that certain Record Of Survey To Support A Boundary Line Adjustment for Elizabeth J. Cordes, Lisa Marie Filbin, and Gregory Allan Cordes and subject to all easements and rights of way as shown thereon and is further described on Exhibit A attached hereto in incorporated herein by reference.

BOUNDARY LINE ADJUSTMENT BETWEEN EXISTING PARCELS OF LAND, AS FURTHER DEPICTED AND SET FORTH ON THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF BOUNDARY LINE ADJUSTMENT, RECORDED CONCURRENTLY HEREWITH.

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.

DATED this 21st day of August, 2020.

Lisa Marie Filbin
LISA MARIE FILBIN, Trustee & Transferor

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on August 21, 2020, by Lisa Marie Filbin.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC



A.P.N. 1219-12-002-015 (Portion)
A.P.N. 1220-07-002-010 (Portion)
A.P.N. 1220-07-002-021 (Portion)

EXHIBIT "A"
LEGAL DESCRIPTION
(NEW PARCEL 4A)

That portion of the Southeast 1/4 of Section 12, Township 12 North, Range 19 East, M.D.B.& M. and the Southwest 1/4 of Section 7, Township 12 North, Range 20 East, M.D.B.& M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Those portions of PARCEL NO. 1 and PARCEL NO. 2 as said parcels are shown on that certain PARCEL MAP FOR MARIE K. CORDES AND LOIS M. THRAN, which was recorded in Book 176 at Page 134 as Document No. 86553 in the Official Records of said Douglas County and PARCEL 4 as said parcel is shown on that certain RECORD OF SURVEY MAP CORDES PROPERTY, which was recorded in Book 176 at Page 395 as Document No. 86706 in the Official Records of said Douglas County described as follows:

PARCEL 4A: Beginning at the Southeasterly corner of said PARCEL NO. 2, said corner being on the Northerly right-of-way line of Centerville Lane; thence Westerly along said right-of-way line S. 89° 23' 01" W., 50.00 feet; thence N. 00° 16' 10" W., 334.00 feet; thence S. 89° 27' 35" W., 482.47 feet; thence N. 00° 10' 15" E., 738.77 feet; thence S. 89° 53' 00" W., 1417.98 feet to a point on the Westerly line of said PARCEL 4; thence Northerly along said Westerly line N. 00° 15' 59" W., 1538.09 feet to the Northwesterly corner of said PARCEL 4; thence Easterly along the Northerly line of said PARCEL 4 N. 89° 48' 30" E., 1318.17 feet to the East 1/4 corner of said Section 12, which is also the West 1/4 corner of said Section 7, said corner also being the Northeasterly corner of said PARCEL 4 and the Northwesterly corner of said PARCEL NO. 2; thence Easterly along the Northerly line of said PARCEL NO. 2 N. 89° 23' 20" E., 626.52 feet to the Northeasterly corner of said PARCEL NO. 2; thence Southerly along the Easterly line of said PARCEL NO. 2 S. 00° 16' 10" E., 2613.99 feet to the Point of Beginning.

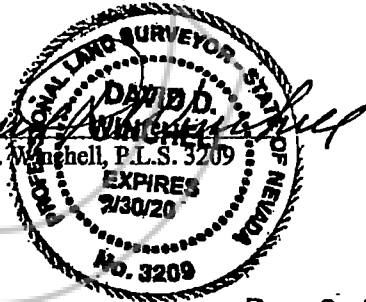
Said Parcel Contains 78.10 Acres, more or less.

NOTE: The bearing N. 89° 53' 00" E. for the Southerly line of Section 12, T. 12 N., R. 19 E., M.,D.B.& M. as shown on the RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR ALTON A. & SUSAN L. ANKER AND THE RANCH AT GARDNERVILLE, LLC, recorded in Book 0507, Page 7229, Document No. 701582, Official Records of said Douglas County was used as the Basis of Bearings for this description.

Per NRS 111.312, these legal descriptions were prepared by Western Surveying Services, whose mailing address is P. O. Box 6202, Gardnerville, Nevada 89460.

By: _____

David D. Waghell, P.L.S. 3209



8/19/20

Date

Additional Grantee Address:

**Gregory Allan Cordes
3985 Riverhaven Drive
Reno, NV 89519**



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):
 (a) 1219-12-002-015 (Portion)
 (b) 1220-07-002-021 (Portion)
 (c) 1220-07-002-010 (Portion)
 (d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:
 (a) Vacant Land (b) SFR
 (c) Condo/Townhouse (d) 2-4 Plex
 (e) Apartment Building (f) Commercial/Ind.
 (g) Agricultural (h) Mobile Home
 (i) Other: _____

3. Total Value/Sale Price of Property: \$ 0
 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(4).
 b. Explain Reason for Exemption: A transfer of title without consideration from one tenant in common to one or more remaining tenants in common.

5. Partial Interest: Percentage being transferred: 30 %

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 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: Lisa Marie Filbin Capacity Seller, Lisa Marie Filbin Trustee of The LMC Family Trust

Signature: _____ Capacity Buyer

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Name Lisa Marie Filbin
 Address 1420 Sally Lane
 City/State/Zip Gardnerville, NV 89460

Name Elizabeth J. Cordes
 Address 1055 Hwy 88
 City/State/Zip Gardnerville, NV 89460

* See attached page for additional Grantee address

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ALLING & JILLSON, LTD.
 Address: Post Office Box 3390
 Lake Tahoe, NV 89449

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