

DOUGLAS COUNTY, NV

2020-954084

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

10/08/2020 08:58 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1022-18-002-001**

**WHEN RECORDED MAIL TO:**

STEPHEN DANIEL CONTOS DUNNE,  
TRUSTEE  
PAULA A. CONTOS DUNNE, TRUSTEE  
2790 HAY LOFT WAY  
MORGAN HILL, CA 95037

**MAIL TAX NOTICES TO:**

STEPHEN DANIEL CONTOS DUNNE,  
TRUSTEE  
PAULA A. CONTOS DUNNE, TRUSTEE  
2790 HAY LOFT WAY  
MORGAN HILL, CA 95037

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STEPHEN DANIEL CONTOS DUNNE, who acquired title as STEPHEN DUNNE, and PAULA A. CONTOS DUNNE, who acquired title as PAULA DUNNE, husband and wife, as community property with right of survivorship (herein, "Grantor"), whose address is 2790 Hay Loft Way, Morgan Hill, CA 95037, hereby QUITCLAIMS to STEPHEN DANIEL CONTOS DUNNE AND PAULA A. CONTOS DUNNE, Trustees, or any successors in trust, under the DUNNE FAMILY TRUST dated August 27, 2020 and any amendments thereto (herein, "Grantee"), whose address is 2790 Hay Loft Way, Morgan Hill, CA 95037, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3236 Highland Way, Gardnerville, NV 89410

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

Dated this 26 day of SEPTEMBER, 2020

GRANTOR:

*Stephen Dunne*  
STEPHEN DANIEL CONTOS DUNNE, who acquired title as  
STEPHEN DUNNE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

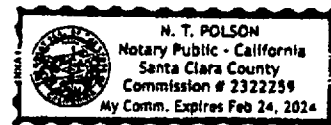
**ACKNOWLEDGMENT**

State of California )  
County of SANTA CLARA )

On 9/26/2020 before me, NT Polson, Notary Public, personally appeared STEPHEN DANIEL CONTOS DUNNE, who acquired title as STEPHEN DUNNE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *NTM* (Seal)

GRANTOR:

*[Handwritten Signature]*  
PAULA A. CONTOS DUNNE, who acquired title as  
PAULA DUNNE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

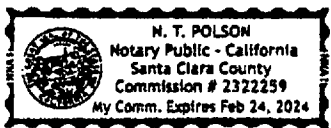
**ACKNOWLEDGMENT**

State of California )  
County of *Santa Clara* )

On *9/26/2020* before me, *NT Polson*, *Notary Public*  
personally appeared PAULA A. CONTOS DUNNE, who acquired title as PAULA DUNNE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *NTM* (Seal)

\*\*\*\*\*

**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

DUNNE FAMILY TRUST dated August 27,  
2020

  
STEPHEN DANIEL CONTOS DUNNE,  
Trustee

  
PAULA A. CONTOS DUNNE, Trustee

Grantee



**EXHIBIT A**

**LOT 32, BLOCK A, AS SHOWN ON THE MAP OF HOLBROOK HIGHLANDS SUBDIVISION, SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 22, 1978 AS DOCUMENT NO. 18825.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Per NRS 111.312, this legal description was previously recorded as Document No. 2019-939515, on December 13, 2019, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1022-18-002-001  
 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Trust - JS

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

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: 100.00 %

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 GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Stephen Dunne and Paula Dunne  
 Address: 2790 Hay Loft Way  
 City: Morgan Hill  
 State: CA Zip: 95037

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

Print Name: Dunne Family Trust  
 Address: 2790 Hay Loft Way  
 City: Morgan Hill  
 State: CA Zip: 95037

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

Print Name: US Deeds, PA Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

5. Assessor Parcel Number(s)  
 a) 1022-18-002-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

6. 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Trust - P

7. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due \$ 0.00

8. **If Exemption Claimed:**  
 c. Transfer Tax Exemption per NRS 375.090, Section 7  
 d. Explain Reason for Exemption: transfer to trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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)**

Print Name: Stephen Dunne and Paula Dunne  
 Address: 2790 Hay Loft Way  
 City: Morgan Hill  
 State: CA Zip: 95037

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

Print Name: Dunne Family Trust  
 Address: 2790 Hay Loft Way  
 City: Morgan Hill  
 State: CA Zip: 95037

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

Print Name: US Deed, PA Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511