

AFTER RECORDING RETURN TO:

Allegiant Reverse Services  
905 Highland Pointe Drive Ste 150

Roseville, CA 95678  
File No. ars-40093

MAIL TAX STATEMENTS TO:  
**Peter D. Quenzer and Carla Palm-Quenzer**  
170 Fifth Street  
Genoa, NV 89411

APN: 1319-09-602-002

ARS - 40093

### QUITCLAIM DEED

THIS DEED made and entered into on this 18th day of September, 20 20, by and between **Peter D. Quenzer and Carla Palm-Quenzer, as Trustees of the Quenzer 1998 Trust dated July 16, 1998, who acquired title as Trustees of the Quenzer 1988 Trust dated July 16, 1998**, a mailing address of 170 Fifth Street, Genoa, NV 89411, hereinafter referred to as Grantor(s) and **Peter D. Quenzer and Carla Palm-Quenzer, as Trustees of the Quenzer 1998 Trust dated July 16, 1998**, a mailing address of 170 Fifth Street, Genoa, NV 89411, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DOUGLAS County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 170 FIFTH STREET, GENOA, NV 89411

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 18th day of September, 20 20.

Peter D. Quenzer, Trustee  
Peter D. Quenzer, as Trustee of the Quenzer 1998 Trust dated July 16, 1998

Carla Palm-Quenzer, Trustee  
Carla Palm-Quenzer, as Trustee of the Quenzer 1998 Trust dated July 16, 1998

STATE OF Nevada  
COUNTY OF Douglas

On 09/18/2020, before me, the undersigned, a Notary Public in and for said State personally appeared Carla Palm-Quenzer & Peter D Quenzer personally known to me (or 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Donna Peacocke  
NOTARY PUBLIC SIGNATURE

Donna Peacocke  
Printed Name of Notary Public



My commission expires: 07/27/2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:**

A parcel of land situated within Section 9, Township 13 North, Range 19 East, M.D.B.&M.,  
Douglas County, Nevada and more particularly described as follows:

Commencing at the Northeast corner of Section 9, Township 13 North, Range 19 East,  
M.D.B.&M.; thence South 44 degrees 51'46" West a distance of 1852.44 feet; thence South 0  
degree 05'37" East a distance of 689.96 feet to the Northeast corner of the herein described  
parcel and the true point of beginning; thence South 0 degree 05'37" East a distance of 194.00  
feet; thence West a distance of 400.00 feet; thence North 0 degree 05'37" West a distance of  
194.36 feet; thence North 80 degrees 46'09" East a distance of 197.49 feet; thence South 81  
degrees 07'14" East a distance of 207.56 feet to the true point of beginning.

Said parcel being further described as Parcel #1 as shown on Record of Survey Map recorded  
as Document #104602 in Book 884 at Page 457 of the official records of Douglas County.

The basis of bearings of this description is the West line of Parcel #1 of Parcel Map recorded in  
Book 674 at page 133 of the official records of Douglas County, as Document No. 73652.

Tax Parcel ID No.: 1319-09-602-002

Commonly known as: 170 Fifth Street, Genoa, NV 89411

**However, by showing this address no additional coverage is provided**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-09-602-002  
 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'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section #3  
 b. Explain Reason for Exemption: Trust name correction

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 [Signature] Capacity: AGENT  
 Signature [Signature] Capacity: AGENT

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: CARLA PALM QUENZER  
 Address: 170 FIFTH ST  
 City: GENOA  
 State: NV                      Zip: 89411

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: CARLA PALM QUENZER  
 Address: \_\_\_\_\_  
 City: GENOA  
 State: NV                      Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: SHANNA JACKSON                      Escrow # \_\_\_\_\_  
 Address: 905 HIGHLAND POINTE DI  
 City: ROSEVILLE                      State: CA                      Zip: 95678