

APN: 1219-15-002-052



**RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:**

J. Robert Parke, Esq.
232 Court Street
Reno, NV 89501

KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:

Rena M. Christensen
230 Sheridan Creek Ct.
Gardnerville, NV 89460

The undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person (NRS 239B.030)

QUITCLAIM DEED

THIS INDENTURE is made this 30th day of November 2020 by and between **Dean G. Christensen and Rena M. Christensen as trustees of The Dean and Rena Christensen Family Trust dated January 7, 2013 ("Grantor") and Rena M. Christensen**, a woman married to Dean G. Christensen ("Grantee"), whose address is 230 Sheridan Creek Ct., Gardnerville, NV 89460.

Grantor, without consideration, does hereby quitclaim and convey to the Grantee, as Grantee's sole and separate property, all of Grantor's right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, and more particularly described as follows:

Lot 325, of JOB'S PEAK RANCH UNIT 3, a Planned Unit Development Final Subdivision, Map 2014-3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 5, 2001, in Book 1001, Page 1342, as Document No. 524340, Official Records.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and together with all water and

water rights, ditches and ditch rights, appurtenant thereto or used in connection therewith.

SUBJECT TO all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

TO HAVE AND TO HOLD with all the appurtenances unto Grantee and Grantee's successors in interest.

IN WITNESS WHEREOF, the Grantor has executed this deed on the day and year first above written.

The Dean and Rena Christensen Family Trust
dated January 7, 2013

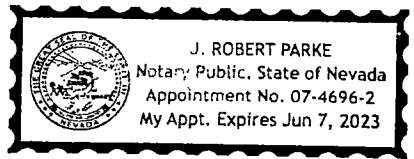
By: Dean G. Christensen
Dean G. Christensen, Trustee

By: Rena M. Christensen
Rena M. Christensen, Trustee

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on November 30, 2020, by Dean G. Christensen and Rena M. Christensen as trustees of The Dean and Rena Christensen Family Trust dated January 7, 2013.

J. Robert Parke
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1219-15-002-052
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
 Notes: 12/15/20 1st trust of the 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: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption:
Transfer from trust 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 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 Rena Christensen Capacity Grantor(s)/Trustee(s)
 Signature Rena Christensen Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Dean and Rena Christensen
 Address: Family Trust
 City: 230 Sheridan Creek; Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Rena M. Christensen
 Address: 230 Sheridan Creek Ct.
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: J. Robert Parke, Esq. Escrow # N/A
 Address: 232 Court Street
 City: Reno State: NV Zip: 89501