

APN: 1420-07-113-007

Recording Requested By/When Recorded

Return to:

HERITAGE LAW, A Division of
KALICKI COLLIER, LLP
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER

E07

Mail Future Tax Statements To:

Diane P. Ferree, Trustee
1798 Bella Casa
Minden, NV 89423

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, DIANE PHILLIPS FERREE, sole Trustee of the *Ferree Living Trust, dated October 4, 2004*, does hereby remise, release, and forever quitclaim and transfer all her interest in 880 Meadow Vista Drive, Carson City, Douglas County, Nevada, APN 1420-07-113-007, to DIANE PHILLIPS FERREE, Trustee of the *Survivor's Trust of the Ferree Living Trust, dated October 4, 2004*, and any amendments thereto, the real property situated in Carson City, County of Douglas, State of Nevada, more precisely described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, Sale Deed recorded on November 18, 2004, as Document No. 0629679.

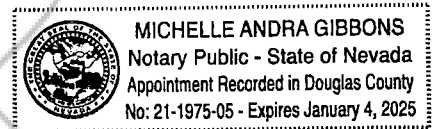
Dated: April 22, 2021.

Diane Phillips Ferree
DIANE PHILLIPS FERREE, sole Trustee
Ferree Living Trust, dated October 4, 2004,
and any amendments thereto

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On April 22, 2021, before me, a Notary Public, personally appeared DIANE PHILLIPS FERREE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that he and she executed it.

Michelle Andra Gibbons
Notary Public



A.P.N. 1420-07-113-007

**EXHIBIT "A"
LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being portion of the North ½ of Section 7, Township 14 North, Range 20 East, M.D.B.&M. more particularly described as follows:

Lot 26, in Block C as shown on the Final Map of Valley Vista Estates 1, Phase 1B filed for record in the office of the Douglas County Recorder on June 2, 1995 in Book 695, Page 389 as Document No. 363386, Official Records.

**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY

1. Assessor Parcel Number(s)
a) 1420-07-113-007
b) _____
c) _____

Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: 4/26/21
Notes: Survivor's Trust

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
i) Other:

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

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 %

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 therein. 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: Diane Phillips Ferree Capacity: Grantor
Signature: Diane Phillips Ferree Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Diane P. Ferree, sole Trustee of the Ferree Living Trust U/D/T 10/04/2004
Address: 1798 Bella Casa
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Diane P. Ferree, sole Trustee of the Survivor's Trust of the Ferree Living Trust U/D/T 10/04/2004
Address: 1798 Bella Casa
City, State, ZIP: Minden, NV 89423

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

Print Name: Heritage Law, A Division of Kalicki Collier, LLP **Escrow #** _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423