

**APN: 1420-29-612-009**

**RECORDING REQUESTED BY:**

Brian Foster & Lisa Foster  
1158 San Marcos Cir.  
Minden, NV 89423

AFTER RECORDATION, RETURN BY MAIL TO:

Brian K. Foster & Lisa C. Foster, Trustees  
1158 San Marcos Cir.  
Minden, NV 89423



00136276202109687310030038

KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED**, executed this 7<sup>th</sup> day of June, 2021, by first party, Grantors, BRIAN FOSTER and LISA FOSTER, husband and wife as joint tenants with right of survivorship, whose post office address is 1158 San Marcos Circle, Minden, NV 89423, to second party, Grantees, BRIAN K. FOSTER and LISA C. FOSTER, Trustees of THE FOSTER FAMILY TRUST, dated June 7, 2021, whose post office address is 1158 San Marcos Circle, Minden, NV 89423.

**WITNESSETH**, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first above written.

\_\_\_\_\_  
Brian Foster  
  
\_\_\_\_\_  
Lisa Foster

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 7 day of June, 2021, by Brian Fostr and Lisa Foster.

\_\_\_\_\_  
Notary Public

**BRITTANY SMITH**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 18-4418-3 - Expires October 15, 2022

**EXHIBIT "A"**

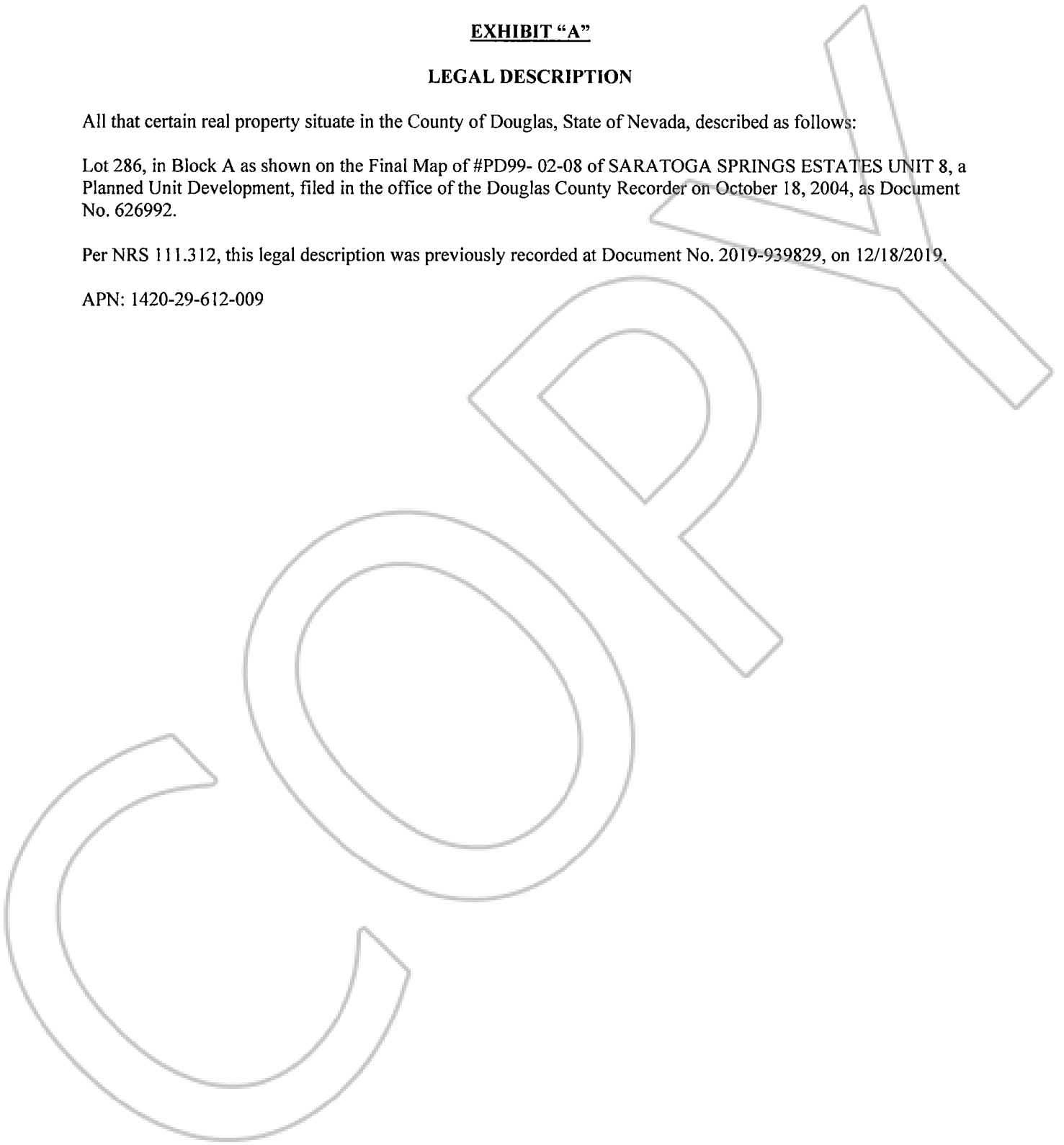
**LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 286, in Block A as shown on the Final Map of #PD99- 02-08 of SARATOGA SPRINGS ESTATES UNIT 8, a Planned Unit Development, filed in the office of the Douglas County Recorder on October 18, 2004, as Document No. 626992.

Per NRS 111.312, this legal description was previously recorded at Document No. 2019-939829, on 12/18/2019.

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-29-612-009  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>6/7/21</u>	
NOTES: <u>Smart Trust AS</u>	

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 to 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 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 [Signature] Capacity \_\_\_\_\_ Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Brian Foster & Lisa Foster  
 Address: 1158 San Marcos Cir.  
 City: Minden  
 State: NV Zip: 89423

Print Name: Brian K. Foster & Lisa C. Foster, TTEE  
 Address: 1158 San Marcos Cir.  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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