

APN # 1320-33-311-031
**RECORDING REQUESTED
AND RETURN TO:**
Lifeline Estate Services, Inc.
3708 Lakeside Dr. Ste. 202
Reno, NV 89509



KAREN ELLISON, RECORDER

E07

MAILTAX STATEMENTS TO:
Ronald E. & Karen R. Sandiforth, Trustees
1482 Hanslope Wy.
Gardnerville, NV 89410

QUITCLAIM DEED

Ronald Sandiforth and Karen Sandiforth, husband and wife as joint tenants with right of survivorship, hereby quitclaims to **Ronald E. Sandiforth and Karen R. Sandiforth**, trustee(s) or successor trustee(s) of the **SANDIFORTH FAMILY TRUST DATED JULY 20, 2021**, the following described real estate in Lyon County, State of Nevada:

SEE ATTACHMENT "EXHIBIT A"

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

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: July 20, 2021

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Ronald E. Sandiforth

RONALD SANDIFORTH

Karen Sandiforth

KAREN SANDIFORTH

STATE OF NEVADA

)
) SS:
)

COUNTY OF WASHOE

ACKNOWLEDGEMENT

Personally came before me this July 20th, 2021, the above named **Ronald Sandiforth and Karen Sandiforth**, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Susan C. Rhoads

Susan C. Rhoads, Notary Public
Washoe County, Nevada
My Commission Expires 04/01/2025

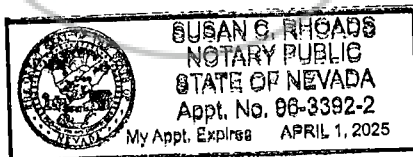


EXHIBIT A

Lot 26, Block B, as set forth on Final Subdivision Map FSM-1006-2 for CHICHESTER ESTATES PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 9, 1996, in Book 1296 at Page 1286, as Document No. 402540, and by Certificate of Amendments recorded November 22, 2000 Book 1100, at Page 4362, as Document No. 503768 and recorded July 17, 2001, Book 701, Page 3929, as Document No. 518479.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a. 1320-33-311-031

2. Type of Property:

- a) Vacant Land
- b) Condo/Twnhse
- c) Apt. Bldg.
- d) Agricultural
- e) other
- f)
- g)
- h)
- i)
- j)

Single Fam. Res.
2-4 Plex
Comm'l/Ind'l
Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES: <u>Trust OK BC</u>	

3. Total Value/Sales Price of Property:

Deed in Lieu of foreclosure Only (value of property) \$0
 Transfer Tax Value: \$0
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer to a revocable living trust without consideration.
Ronald E. Sandiforth and Karen R. Sandiforth are the creators and trustors of the Sandiforth Family Trust Dated 7/20/21

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 taxes 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: Ronald Sandiforth

Capacity: Trustee

Signature: Karen Sandiforth

Capacity: Trustee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Ronald & Karen Sandiforth
 Address: 1482 Hanslope Way
 City: Gardnerville
 State: NV Zip: 89410

(REQUIRED)
 Print Name: Ronald E. & Karen R. Sandiforth
 Address: 1482 Hansforth Way
 City: Gardnerville
 State: NV Zip: 89410
 Trustees of the Sandiforth Family Trust DTD 7/20/21

COMPANY /PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Lifeline Estate Services Inc. Escrow #
 Address: 3708 Lakeside Dr. Suite 202
 City: Reno State: NV Zip: 89509
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)