

**APN: 1220-17-101-009**

Recorded at the Request of:  
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:  
Kathy Anne Jennings, Trustee, and Corey Yale Kerness, Trustee  
1026 Pony Court  
Gardnerville, NV 89460

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 NO CONSIDERATION, KATHY JENNINGS, an unmarried woman and tenant in common, does hereby remise, release, and forever quitclaim and transfer all her interest in 1026 Pony Court, Gardnerville, Douglas County, Nevada, APN 1220-17-101-009, to KATHY ANNE JENNINGS, Trustee of the *JenKer Trust, dated April 1, 2021*, and any amendments thereto, the real property situated in the 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 thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property, if any.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on February 6, 2018, as Document No. 2018-910126.


Dated: September 9, 2021.

Kathy Jennings  
KATHY JENNINGS, Grantor

STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF DOUGLAS    )

On September 9, 2021, before me, a Notary Public, personally appeared KATHY JENNINGS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Michelle Andra Gibbons  
Notary Public

 MICHELLE ANDRA GIBBONS  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 21-1975-05 - Expires January 4, 2025

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**A.P.N. 1220-17-101-009**

All that portion of the West ½ of the Northwest ¼ of Section 17, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as:

**PARCEL 1:**

Being all of Parcel 2, as shown on that certain Parcel Map recorded August 10, 1977 in Book 877, of Official Records, at page 554, as Document No. 11825, Douglas County, Nevada.

**PARCEL 2:**

A Non-exclusive Easement for road and public utility purposes over a strip of land 60 feet in width as described in that Deed to William Gookin, etux. recorded August 15, 1977 in Book 877, of Official Records, at page 754, Douglas County, Nevada.

**PARCEL 3:**

A Non-Exclusive Easement for public road over a strip of land 50 feet in width as delineated on the filed Parcel Map recorded in Book 877, of Official Records, at page 554, Douglas County, Nevada.

**State of Nevada  
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<i>Trust OK - J</i>

1. Assessor Parcel Number(s)  
 a) 1220-17-101-009  
 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'/Ind'l                 |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                 |
| i) <input type="checkbox"/> 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: <u><i>Kathy Jennings</i></u>	Capacity: <u>Grantor</u>
Signature: <u><i>Robert For</i></u>	Capacity: <u>Grantor</u>

**SELLER (GRANTOR) INFORMATION - REQUIRED**  
**Name:** Kathy Jennings  
**Address:** 1026 Pony Court  
**City, State, ZIP:** Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION - REQUIRED**  
**Name:** Kathy Jennings, TTEE of the KerJen Trust  
 U/D/T 04/01/2021  
**Address:** 1026 Pony Court  
**City, State, ZIP:** Gardnerville, NV 89460

**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  
**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)**