

APN: 1220-16-110-007



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:
BETTY C. GROO
1231 Pleasantview Drive
Gardnerville, NV 89460

The undersigned hereby affirm 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, BETTY C. GROO, Surviving Grantor and sole Trustee of the *Blaine C. & Betty C. Groo Revocable Living Trust, dated September 19, 2003*, and any amendments thereto, does hereby remise, release, and forever quitclaim and transfer to BETTY C. GROO, a widow, all interest in the real property commonly known as 1231 Pleasantview Drive, Gardnerville, Douglas County, State of Nevada, situated in the County of Douglas, State of Nevada, more precisely described as:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
AND MADE A PART HEREOF**

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 a Grant, Bargain and Sale Deed recorded on September 12, 2016, as Document Number 2016-887458.

Mail tax statements to the above address.

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Dated: September 29, 2021.

The Blaine C. & Betty C. Groo Revocable Living Trust, dated September 19, 2003

Betty C. Groo

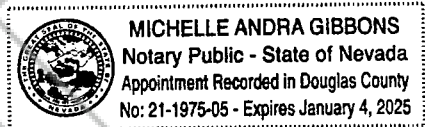
BETTY C. GROO, Surviving Grantor and sole Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On September 29, 2021, before me, a Notary Public, personally appeared BETTY C. GROO, 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

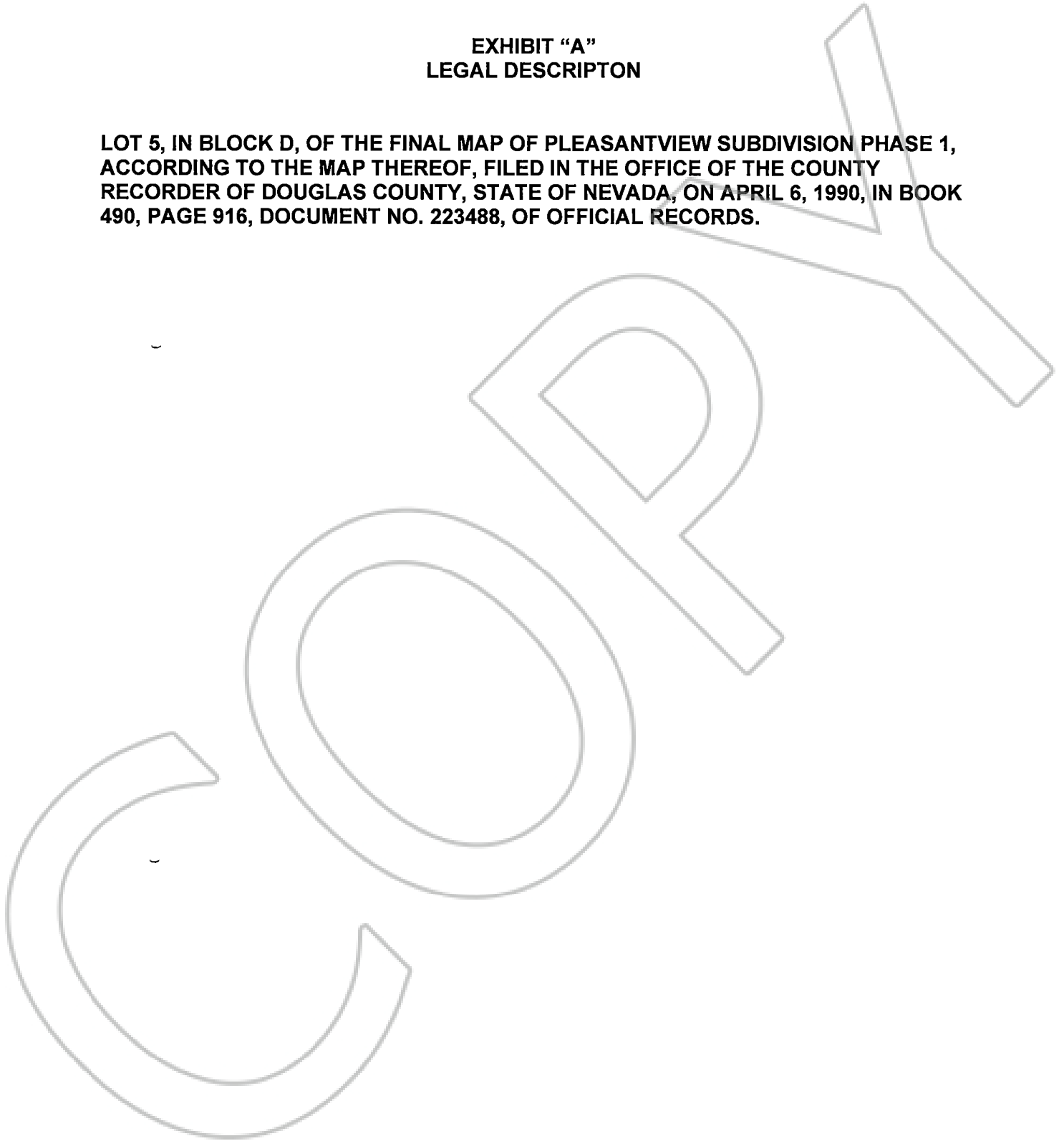
Notary Public



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**EXHIBIT "A"
LEGAL DESCRIPTION**

**LOT 5, IN BLOCK D, OF THE FINAL MAP OF PLEASANTVIEW SUBDIVISION PHASE 1,
ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 6, 1990, IN BOOK
490, PAGE 916, DOCUMENT NO. 223488, OF OFFICIAL RECORDS.**



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: *Trust OK - G*

1. Assessor Parcel Number(s)
a) 1220-16-110-007
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 _____

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: A transfer of title to or from a 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: Betty C. Groo Capacity: Grantor

Signature: Betty C. Groo Capacity: Grantee

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Betty C. Groo, TTEE The Blaine C. & Betty C. Revocable Living Trust U/D/T 09/19/03
Address: 1231 Pleasantview Drive
City, State, ZIP: Gardnerville, NV 89460

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Betty C. Groo
Address: 1231 Pleasantview Drive
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)