

APN: 1220-24-410-001

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280339581

MAIL TAX STATEMENTS TO:
William Sam Wonnell
Deborah A. Wonnell
662 Frontage Road
Gardnerville, NV 89410

QUITCLAIM DEED

THIS DEED made and entered into on this 4th day of October, 2021, by and between **William Sam Wonnell and Deborah A. Wonnell, as Trustees of the Wonnell Family Revocable Trust Dated September 3, 2008**, a mailing address of 662 Frontage Road, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **William Sam Wonnell and Deborah A. Wonnell, husband and wife, as community property with right of survivorship**, a mailing address of 662 Frontage Road, Gardnerville, NV 89410, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 662 Frontage Road, Gardnerville, NV 89410

Prior instrument reference: Document Number: 2017-895145, Recorded: 02/24/2017

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 4th day of October, 2021.

William Sam Wonnell

William Sam Wonnell, as Trustee of the Wonnell Family Revocable Trust Dated September 3, 2008

Deborah A. Wonnell

Deborah A. Wonnell, as Trustee of the Wonnell Family Revocable Trust Dated September 3, 2008

STATE OF Nevada
COUNTY OF Douglas

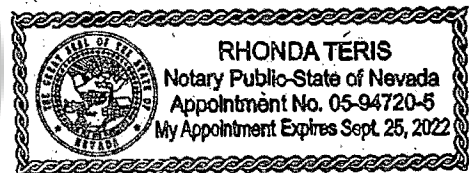
On October 4, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared William Sam Wonnell and Deborah A. Wonnell, as Trustees of the Wonnell Family Revocable Trust Dated September 3, 2008 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Rhonda Teris
Signature

Rhonda Teris
Printed Name of Notary Public

My commission expires: 9-25-22



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:

LOT 1 OF RIVER VIEW ESTATES AS SHOWN ON THE OFFICIAL MAP THEREOF FILED IN
THE OFFICE OF THE COUNTY OF RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA
ON DECEMBER 15, 1965, IN BOOK 36, PAGE 522, AS DOCUMENT NO. 30403, OFFICIAL
RECORDS.

A.P.N.: 1220-24-410-001

PROPERTY COMMONLY KNOWN AS: 662 FRONTAGE ROAD, GARDNERVILLE, NV 89410

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-24-410-001
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: 10/8/21 Trust Ok~A.B.	

- 3.a. Total Value/Sales Price of Property \$ 1.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Out of Trust for no 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 William Sam Wonnell and Deborah A Wonnell Capacity: Grantor
 Signature William Sam Wonnell and Deborah A Wonnell Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: William Sam Wonnell and Deborah A. Wonnell
 Address: 662 Frontage Road as Trustees
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: William Sam Wonnell and Deborah A. Wonnell
 Address: 662 Frontage Road
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Radian Settlement Services, Inc. Escrow # _____
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis State: PA Zip: 15108