



KAREN ELLISON, RECORDER

E07

**APN: 1220-10-811-016**

**RECORDING REQUESTED BY AND AFTER  
RECORDING MAIL THIS DOCUMENT TO:**

Gene M. Kaufmann, Esq.  
SULLIVAN LAW  
1625 State Route 88, Suite 401  
Minden, NV 89423

**MAIL TAX STATEMENTS TO GRANTEE:**

Linda B. Finlayson  
1010 Fairway Dr.  
Gardnerville, NV 89410

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. *(Per NRS 239B.030)*

**QUITCLAIM DEED**

WHEREAS by way of a Grant Bargain and Sale Deed dated April 25, 2002, LAWRENCE V. ROWE II AND LAURIE M. THERRES, husband and wife conveyed the below described property to LAWRENCE V. ROWE II AND LAURIE M. THERRES AND LINDA SHARP, an unmarried woman, ALL TOGETHER AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP;

WHEREAS, by way of a Quitclaim Deed dated November 5, 2002, recorded November 6, 2002, as Document No. 0557044, LAWRENCE V. ROWE II, LAURIE M. THERRES, husband and wife, AND LINDA SHARP, an unmarried woman, ALL TOGETHER AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, quitclaimed said property as Trustors to LAWRENCE V. ROWE II, LAURIE M. ROWE, and LINDA B. SHARP as Trustees for the TRUST OF LAWRENCE V. ROWE II, LAURIE M. ROWE AND LINDA B. SHARP;

WHEREAS, The Trust provides in paragraph 1.2, A., that property subject to the Trust "is their property, and such property and the proceeds therefrom shall remain the property of the Trustors subject, however to the provisions of the Trust;

WHEREAS, the Trust further provides in paragraph 1.2, B., that it was "the Trustors' intention that the Trustee shall have no more extensive power over the property of Trustors transferred to the Trust than the Trustors would have had under the laws of the State of Nevada had this Trust not been created, and that Trust shall be so interpreted to achieve this intention;"

AND WHEREAS, under Nevada law a Joint Tenant may sever a joint tenancy by conveyance of her interest;

AND WHEREAS, LINDA B. SHARP is married and is now known as LINDA B. FINLAYSON;

Based upon the foregoing, for no consideration LINDA B. FINLAYSON, fna LINDA B. SHARP, as Trustee for the TRUST OF LAWRENCE V. ROWE II, LAURIE M. ROWE, and LINDA B. SHARP hereby quitclaims all of her interest as Trustee to LINDA B. FINLAYSON, a married woman as her sole and separate property, without consideration, in the following real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

Lot 2, of the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 28, Page 117, as Document No. 28310, and Amended Title Sheet on June 4, Book 81, Page 687, as Document No. 28378

The undersigned Grantor declares:

Dated: August 13, 2021.

TRUST OF LAWRENCE V. ROWE II, LAURIE M. ROWE AND LINDA B. SHARP

Linda B. Finlayson                      Linda B. Sharp  
LINDA B. FINLAYSON, formerly known as LINDA B. SHARP,  
Trustee for the TRUST OF LAWRENCE V. ROWE II, LAURIE M. ROWE AND LINDA B. SHARP

#### ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Wyoming )

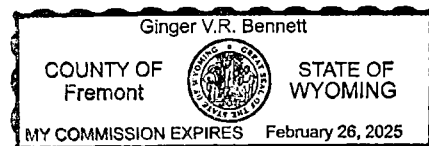
County of Fremont )

On August 13, 2021, before me, Linda Finlayson / Linda Sharp, a notary public, personally appeared LINDA B. FINLAYSON, formerly known as LINDA B. SHARP, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of Wyoming that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ginger V.R. Bennett  
NOTARY PUBLIC



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor's Parcel Number(s)**

- (a) 1220-10-811-016
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_
- (d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: 10/15/21  
 Notes: Sullivan Law NAB

**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) \$ N/A  
 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: 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 herein. 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 [Signature] Capacity Grantor/Grantee  
 Signature \_\_\_\_\_ Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Linda B. Finlayson  
 Address: 502 Plunkett Road  
 City: Lander State: WY Zip: 82520

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Linda B. Finlayson  
 Address: 502 Plunkett Road  
 City: Lander State: WY Zip: 82520

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Gene M. Kaufmann Escrow #: N/A  
 Address: Sullivan Law, 1625 Highway 88, Ste. 401  
 City: Minden State: NV Zip: 89423