

DOUGLAS COUNTY, NV

2021-975884

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

10/22/2021 12:16 PM

FERRARI OTTOBONI CAPUTO & WUNDERLING LLP

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1220-22-410-044**

**WHEN RECORDED MAIL TO:**

DAN G. BERRIS  
FERRARI OTTOBONI CAPUTO &  
WUNDERLING LLP  
333 WEST SANTA CLARA STREET  
SUITE 700  
SAN JOSE, CA 95113

**MAIL TAX NOTICES TO:**

DWAYNE DENNIS, TRUSTEE  
CHRISTINA DENNIS, TRUSTEE  
1429 PATRICIA DRIVE  
GARDNERVILLE, NV 89460

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DWAYNE DENNIS and CHRISTINA DENNIS, husband and wife, as joint tenants (herein, "Grantor"), whose address is 1429 Patricia Drive, Gardnerville, NV 89460, hereby QUITCLAIM to DWAYNE DENNIS AND CHRISTINA DENNIS, Trustees, or any successors in trust, under the DENNIS 2017 REVOCABLE TRUST dated April 19, 2017 and any amendments thereto (herein, "Grantee"), whose address is 1429 Patricia Drive, Gardnerville, NV 89460, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1429 Patricia Drive, Gardnerville, NV 89460

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

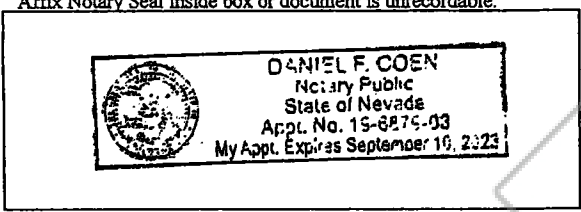
Dated this 22 day of September, 2021.

GRANTOR: [Signature]  
DWAYNE DENNIS

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 02 SEPT 2021, by DWAYNE DENNIS.

Affix Notary Seal inside box or document is unrecordable.



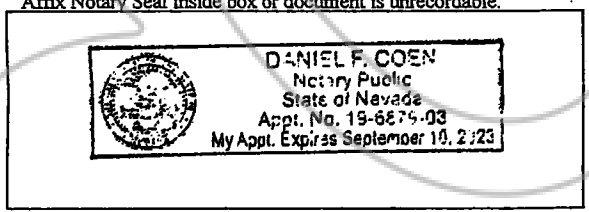
[Signature]  
NOTARY PUBLIC

GRANTOR: [Signature]  
CHRISTINA DENNIS

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 02 SEPT 2021, by CHRISTINA DENNIS.

Affix Notary Seal inside box or document is unrecordable.



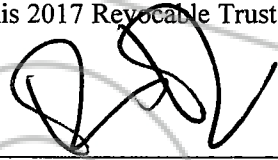
[Signature]  
NOTARY PUBLIC

\*\*\*\*\*

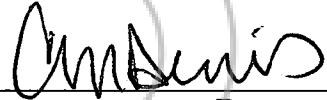
**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Dennis 2017 Revocable Trust dated April 19, 2017



\_\_\_\_\_  
DWAYNE DENNIS, Trustee



\_\_\_\_\_  
CHRISTINA DENNIS, Trustee

Grantee



**EXHIBIT A**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 793, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

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

Per NRS 111.312, this legal description was previously recorded as Document No. 2020-956127, on November 10, 2020, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

5. Assessor Parcel Number(s)  
 a) 1220-22-410-044  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

6. 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 RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 10/22/21 Trust Ok~A.B.

7. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due \$ 0.00

8. **If Exemption Claimed:**  
 c. Transfer Tax Exemption per NRS 375.090, Section 7  
 d. Explain Reason for Exemption: transfer to trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 \_\_\_\_\_ Capacity GRANTEE  
 Signature [Signature] Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Dwayne Dennis and Christina Dennis  
 Address: 1429 Patricia Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Dennis 2017 Revocable Trust  
 Address: 1429 Patricia Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: US Deeds, PA Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-22-410-044  
 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 RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 10/22/21 Trust Ok~A.B.

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 0.00  
 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: 100.00 %

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 \_\_\_\_\_ Capacity GRANTOR

Signature \_\_\_\_\_ Capacity GRANTOR

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

Print Name: Dwayne Dennis and Christina Dennis  
 Address: 1429 Patricia Drive  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Dennis 2017 Revocable Trust  
 Address: 1429 Patricia Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: US Deeds, PA Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: NY Zip: 33511