

APN# 1220-13-801-011

Recording Requested by/Mail to:

Name: Adler & Villanueva, LLC

Address: 204 N. Minnesota St, Suite A

City/State/Zip: Carson City, NV 89703

Mail Tax Statements to:

Name: Charla W. Baubel, TT

Address: 840 Regalia Court

City/State/Zip: Gardnerville, NV 89410



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

Title of Document (required)

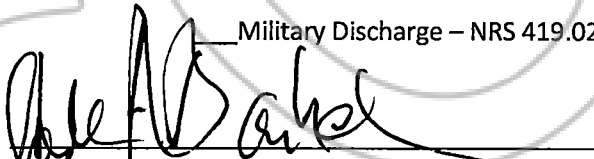
------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)


Signature

Charla W. Baubel
Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

A.P.N.: 1220-13-801-011

WHEN RECORDED MAIL TO:
Silvia U. Villanueva, Esq.
ADLER & VILLANUEVA, LLC
204 N. Minnesota Street, Suite A
Carson City, NV 89703

MAIL TAX STATEMENTS TO:
Charla W. Baubel
840 Regalia Court
Gardnerville, NV 89410

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That CHARLA W. BAUBEL, does forever quitclaim to CHARLA W. BAUBEL as Trustee for THE CHARLA WERTZ BENNER TRUST AGREEMENT, dated February 1, 2003, amended June 22, 2017, all the certain lot, piece or parcel of land situated in Gardnerville, Douglas County, State of Nevada, bounded and described as follows:

Parcel 4D-4A, as set forth on Parcel Map #4 for Jerry E. Tilley, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 6, 1993, in Book 493, Page 425, as Document No. 303898.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

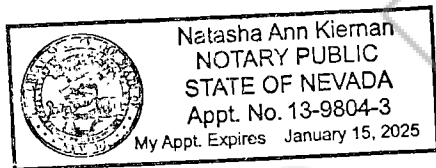
IN WITNESS WHEREOF, executed on this 4th day of October, 2021.


CHARLA W. BAUBEL

STATE OF NEVADA)
 :SS.
CARSON CITY)

On this 4th day of October, 2021, personally appeared before me, a Notary Public in and for the County and State aforesaid CHARLA W. BAUBEL, known to me to be the person described in and who executed the foregoing Quitclaim Deed, and duly acknowledged to me that she executed the same freely and voluntarily and for the uses and proposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Noble

NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-13-801-011
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 _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	<u>Trust OK - [Signature]</u>

3. Total Value/Sales Price of Property: \$ \$0.00
Deed in Lieu of Foreclosure Only (value of property) (\$0.00
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: Transferring into her 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 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 [Signature] Capacity Grantor/Grantee
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Charla W. Baubel
Address: 840 Regalia Court
City: Gardnerville
State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: The Charla Wertz Benner Trust
Address: 840 Regalia Court
City: Gardnerville
State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: ADLER & VILLANUEVA, LLC Escrow # n/a
Address: 204 N. Minnesota Street, Suite A
City: Carson City State: Nevada Zip: 89703