



KAREN ELLISON, RECORDER E07

A.P. No. 1319-09-702-003

When Recorded Return and Send Tax Statements To:
Michelle M. Mayne
4790 Caughlin Parkway #801
Reno, NV 89519

R.P.T.T.: \$0.00 Exempt #7

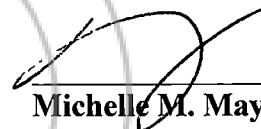
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Michelle M. Mayne, a married woman, as her sole and separate property, whose address is 4790 Caughlin Parkway #801, Reno, NV 89519, **QUIT CLAIMS** to **Michelle M. Mayne, Trustee of the Michelle M. Mayne Revocable Living Trust dated July 23, 1992**, whose address is 4790 Caughlin Parkway #801, Reno, NV 89519, without consideration, the following described premises situated in the County of Douglas and State of Nevada, described as follows:

SEE ATTACHED LEGAL DESCRIPTION (EXHIBIT "A")

More Commonly Known as 180 Nixon Street Reno, Nevada 89411
Parcel I.D. Number: 1319-09-702-003

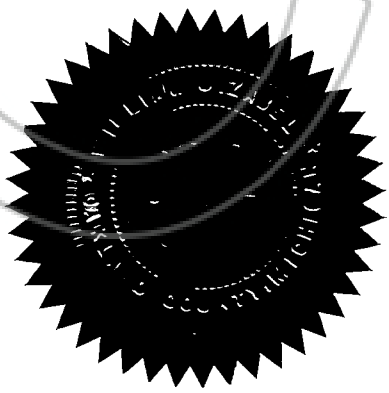
Dated on this 1 day of December, 2021




Michelle M. Mayne, a married woman

State of Michigan)
County of Oakland)

The foregoing instrument was acknowledged before me on this 1 day of December, 2021, by **Michelle M. Mayne**, a married woman, as her sole and separate property.





William G. Zabel
Notary Public in and for the County of
Oakland, State of Michigan,
My commission expires: 11/08/2025

EXHIBIT "A"

The foregoing Quit Claim Deed covers the following described premises situated in the Town of Genoa, County of Douglas and State of Nevada, to wit:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOT 6 AND A PORTION OF LOT 7 IN BLOCK 9 PER THE TRUSTEES MAP OF THE TOWN OF GENOA DATED SEPTEMBER 1874, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER OF NIXON STREET AND POPLAR STREET AS SHOWN ON THAT RECORD OF SURVEY FOR KAY AND MARIAN VASSAR FAMILY TRUST AS RECORDED IN BOOK 499 AT PAGE 2317 AS DOCUMENT NO. 465548, THE POINT OF BEGINNING; THENCE ALONG POPLAR STREET NORTH 21°56'19" EAST 154.59 FEET TO AN EXISTING WIRE FENCE; THENCE ALONG SAID WIRE FENCE SOUTH 68°54'41" EAST, 79.78 FEET TO CHORD ALLEY; THENCE ALONG CHORD ALLEY SOUTH 21°59'50" WEST, 155.83 FEET TO NIXON STREET; THENCE ALONG NIXON STREET NORTH 68°01'18" WEST, 79.61 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY RECORDED FEBRUARY 11, 2000, IN BOOK 200, PAGE 1980, AS DOCUMENT NO. 486174.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 2012, IN BOOK 612, PAGE 6706, AS INSTRUMENT NO. 804853.

More commonly known as: 180 Nixon Street, Genoa, NV 89411
Property ID #1319-09-702-003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-09-702-003
 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: <u>12/10/21</u>	
Notes: <u>Grantor's A/E</u>	

3. Total Value/Sales Price of Property \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 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: TRANSFER FROM MICHELLE M. MAYNE TO HER AS TRUSTEE OF HER TRUST WITHOUT 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: MICHELLE M. MAYNE Capacity: INDIVIDUAL
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: MICHELLE M. MAYNE #801
 Address: 4790 CAUGHLIN PARKWAY
 City: RENO
 State: NV Zip: 89519

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: MICHELLE M. MAYNE, TRUSTEE
UT/A DATED 7/23/1992
 Address: 4790 CAUGHLIN PARKWAY # 801
 City: RENO
 State: NV Zip: 89519

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

Print Name: WILLIAM B ZABEL Escrow #: _____
 Address: 6480 CITATION DR, STE A
 City: CLARKSTON State: MI Zip: 48346