

APN: 1220-16-117-005

**AFTER RECORDING RETURN TO:**

Radian Settlement Services, Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280387258

**MAIL TAX STATEMENTS TO:**

**Thomas A. Pickles and Sandra L. Pickles**  
1284 Topaz Lane  
Gardnerville, NV 89460

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**QUITCLAIM DEED**

THIS DEED made and entered into on this 23 day of December, 2021, by and between **Thomas Alexander Pickles and Sandra Lee Pickles, Trustees of the Thomas Alexander Pickles and Sandra Lee Pickles Joint Living Trust, dated December 29, 2006, and any amendments thereto**, a mailing address of 1284 Topaz Lane, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Thomas A. Pickles and Sandra L. Pickles, husband and wife, as joint tenants with the right of survivorship**, a mailing address of 1284 Topaz Lane, Gardnerville, NV 89460, 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: 1284 Topaz Lane, Gardnerville, NV 89460

Prior instrument reference: Instrument Number: 2021-961755, Recorded: 02/10/2021

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 23 day of December, 2021.

*Thomas Alexander Pickles*

**Thomas Alexander Pickles, Trustee of the Thomas Alexander Pickles and Sandra Lee Pickles Joint Living Trust, dated December 29, 2006, and any amendments thereto**

*Sandra Lee Pickles*

**Sandra Lee Pickles, Trustee of the Thomas Alexander Pickles and Sandra Lee Pickles Joint Living Trust, dated December 29, 2006, and any amendments thereto**

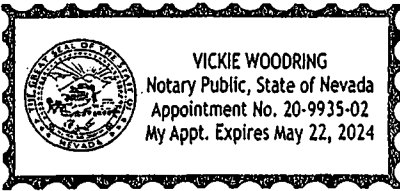
STATE OF Nevada  
COUNTY OF Douglas

On 12/23/2021, before me, the undersigned, a Notary Public in and for said State personally appeared Thomas Alexander Pickles and Sandra Lee Pickles, Trustees of the Thomas Alexander Pickles and Sandra Lee Pickles Joint Living Trust, dated December 29, 2006, and any amendments thereto 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.

*Vickie Woodring*  
Notary Public Signature

Vickie Woodring  
Printed Name of Notary Public



My commission expires: May 22, 2024

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

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

LOT 11, IN BLOCK A, AS SHOWN ON THE INITIAL FINAL SUBDIVISION MAP #1003 FOR ASHLEY PARK FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 02, 1995, IN BOOK 695 AT PAGE 385 AS DOCUMENT NO. 363385.

APN: 1220-16-117-005

PROPERTY COMMONLY KNOWN AS: 1284 TOPAZ LANE, GARDNERVILLE, NV 89460

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-16-117-005  
 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'/Ind'l  
 g.  Agricultural        h.  Mobile Home  
 Other

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust Ok - js

3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 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 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 [Signature] Sandra L. Pickles Capacity: Grantors

Signature [Signature] Thomas A. Pickles Capacity: Grantees

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

Print Name: Thomas Alexander Pickles and Sandra Lee Pickles, Trustees\*\*  
 Address: 1284 Topaz Lane  
 City: Gardnerville  
 State: NV                      Zip: 89460

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

Print Name: Thomas A. Pickles and Sandra L. Pickles  
 Address: 1284 Topaz Lane  
 City: Gardnerville  
 State: NV                      Zip: 89460

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

Print Name: RADIAN SETTLEMENT SERVICES  
 Address: 1000 GSK DR #210  
 City: CORAOPOLIS

Escrow # \_\_\_\_\_  
 State: PA                      Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

\*\*of the Thomas Alexander Pickles and Sandra Lee Pickles Joint Living Trust, dated December 29, 2006, and any amendments thereto