

APN: 1319-30-110-002

**RECORDING REQUESTED BY
AND MAIL TAX STATEMENTS TO:**

Bambi Cahilly, Trustee
4471 Dean Martin Drive, #2510
Las Vegas, NV 89103-4244

MAIL TO WHEN RECORDED

Cris John Wenthur, LL.M.
Wenthur Law Group
4121 Napier Street
San Diego, CA 92110

QUITCLAIM DEED

Exempt from RPTT: NRS 375:090 Exemption # 7

FOR NO CONSIDERATION,

Bambi Lyn Cahilly, a single woman

does hereby remise, release and forever quitclaim to

Bambi Lyn Cahilly, Trustee of the Bambi Lyn Cahilly Living Trust dtd 3/5/04

all right, title and interest in and to the real property in the County of Douglas, State of Nevada, commonly known as 645 Bonnie Court, Stateline, NV 89449, and more fully described on **Exhibit A** attached hereto and made a part hereof.


Dated: 12/29/2021

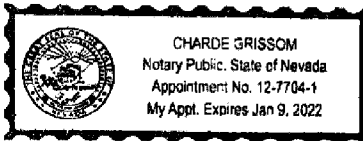

Bambi Lyn Cahilly

THE STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me on December 29, 2021 (date) by Bambi Lyn Cahilly (name of person).


Notary Public Signature



Print Charde Grissom

Title Premier Client Relationship Consultant

EXHIBIT "A"

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

PARCEL 1:

Lot 11, Block 8, of KINGSBURY ESTATES UNIT NO. 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 6, 1962, as Document No. 20174.

PARCEL 2:

An Easement over Lot 10 for ingress and egress to Lot 11, Block 8, Kingsbury Estate Unit No. 2 described as follows:

BEGINNING at the Northwest corner of Lot 10, thence South 05°20'03" West along the Westerly line of Lot 10, a distance of 100 feet to a point; thence North 72°02' East 20 feet to a point; thence North 05°20'13" East 100 feet more or less to the North property line of Lot 10, and the Southerly right of way line of Bonnie Court; thence Westerly along the Southerly right of way line of Bonnie Court to the **POINT OF BEGINNING**.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 9, 2015, as Document No. 2015-855441 of Official Records.

Assessor's Parcel Number(s):
1319-30-110-002

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-110-002
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: 12/30/21 Trust ok~A.B.

3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Without consideration, we are only transferring in to a revocable Trust

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 *Bambi Lyn Cahilly* Capacity: Attorney for Grantor
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Bambi Lyn Cahilly
 Address: 4471 Dean Martin Drive #2510
 City: Las Vegas
 State: NV Zip: 89103

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Bambi Lyn Cahilly, Trustee
 Address: 4471 Dean Martin Drive #2510
 City: Las Vegas
 State: NV Zip: 89103

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Wenthur Law Group, LLP Escrow # _____
 Address: 4121 Napier St.
 City: San Diego State: CA Zip: 92110

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED