2022-980749

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Pas=7

Total:\$40.00

J. ROBERT PARKE LLC

APN: 1318-15-110-003

**RECORDING REQUESTED BY** AND AFTER RECORDING RETURN TO:

J. Robert Parke, Esq. 232 Court Street Reno. NV 89501

**MAIL TAX STATEMENTS TO:** 

Hohl Pinewild, LLC Attn.: General Manager c/o 2900 Research Way Carson City, NV 89706

KAREN ELLISON, RECORDER

E07

The undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person (NRS 239B.030)

## **QUITCLAIM DEED**

THIS INDENTURE is made this 26th day of January 2022 by and among T. Michael Hohl, IV as trustee of the M&M Family Trust dated October 15, 2012, T. Matthew Hohl as trustee of the Thomas Matthew Hohl 2009 Trust dated August 25, 2009, and Timothy M. Hohl as trustee of the Timothy M. Hohl 2007 Trust dated November 15, 2007 ("Grantors") and Hohl Pinewild, LLC, a Nevada limited liability company ("Grantee"), whose mailing address is c/o 2900 Research Way; Carson City, NV 89706.

Each of the Grantors, without consideration, does hereby quitclaim and convey to Grantee all of the Grantor's respective right, title and interest (being a one-third, undivided interest each, which respective interests together constitute all right, title and interest) in and to that certain real property situate in the County of Douglas, State of Nevada, and more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; together with all water and water rights, ditches and ditch rights, appurtenant thereto or used in connection therewith.

SUBJECT TO all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

TO HAVE AND TO HOLD with all the appurtenances unto Grantee and Grantee's successors in interest.

IN WITNESS WHEREOF, the Grantors have executed this deed on the day and year first above written.

The M&M Family Trust dated October 15, 2012

Bv:

T. Michael Hohl, IV, Trustee

The Thomas Matthew Hohl 2009 Trust dated

August 25, 2009

Bv:

T. Matthew Hohl, Trustee

The Timothy M. Hohl 2007 Trust dated

November 15, 2007,

By:

Timothy M. Hohl, Trustee

STATE OF NEVADA )ss. COUNTY OF WASHOE) This instrument was acknowledged before me on January 26, 2022, by T. Michael Hohl, IV as trustee of the M&M Family Trust dated October 15, 2012. Notary Public J. ROBERT PARKE Notary Public, State of Nevada Appointment No. 07-4696-2 My Appt Expires Jun 7, 2023 STATE OF NEVADA )ss. COUNTY OF WASHOE) This instrument was acknowledged before me on January 26, 2022, by T. Matthew Hohl as trustee of the Thomas Matthew Hohl 2009 Trust dated August 25, 2009. Notary Public J. ROBERT PARKE Notary Public, State of Nevada Appointment No. 07-4696-2 My Appt. Expires Jun 7, 2023

STATE OF NEVADA ) )ss. COUNTY OF WASHOE )

This instrument was acknowledged before me on January 26, 2022, by Timothy M. Hohl as trustee of the Timothy M. Hohl Trust dated November 15, 2007.

Notary Public

J. ROBERT PARKE

Notary Public, State of Nevada

Appointment No. 07-4696-2

My Appt. Expires Jun 7, 2023

## **EXHIBIT "A"**

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

## PARCEL NO. 1

Unit No. 3, as shown on the official plat of PINEWILD, A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on June 26, 1973, as Document No. 67150.

#### PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

### PARCEL NO. 3

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium Project, recorded March 11, 1978, in Book 374 of Official Records, at Page 193. Limited Common Area and thereby allocated to the unit described in Parcel No. 1, above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

### PARCEL NO. 4

Non-exclusive casements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

A.P.N. 1318-15-110-003 (191 Lakeshore Boulevard, Lake Tahoe, Nevada)

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor a) 1318-15-1	Parcel Number (s	s) —			\ \	
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c)		_			\ \	
d)					\ \	
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e) 🕡	Apt. Bldg.		Comm'l/Ind'l		burle ~	
g) 🗀	Agricultural	f)	Mobile Home			
i)	Other				1	
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				/	/	
	tion Claimed:		`\	\ <sub>7</sub> / /	/	
	sfer Tax Exemption,		.090, Section:	/	<u> </u>	
b. Expla	ain Reason for Exem	nption:				
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5. Partial In	terest: Percentaç	e being trai	nsferred:	%		
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belief, and can	be supported by do	cumentation i	f called upon to	substantiate the in	formation	
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of additional ta	x due, may result in	a penalty of 1	0% of the tax d	ue plus interest at	1% per month.	
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	. 1. 1. 1. 1.	Buyer and S	eller Shall be	jointly and seve	rally liable for any	
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Signature_		111000		<u> </u>	rantee	
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	REQUIRED)			(REQUIRED)		
Print Name:	M&M Family Trust	Phys.	_ Print Na	me: Hohl Pinewild,	LLC	
Address:	2900 Research W	ay	Address	: 2900 Research W	/ay	
City:	Carson City	7	City:	Carson City	<del></del> _	
State:	NV <b>Zip</b> :	89706	State:	NV Zip:	89706	
	/	7	_			
COMPANY/PERSON REQUESTING RECORDING						
	NOT THE SELLER OR BU			_		
<b>Print Name:</b>	J. Robert Parke, E			_Escrow_# N//A		
Address:	232 Court Street					
City: Reno			State: N	✓ Zip:	89501	

# STATE OF NEVADA DECLARATION OF VALUE

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5. Partial Inte	erest: Percentage	e being transf	erred:	<u>%</u>		
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additional am		<b></b>				
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Signature_/	MALTIN HITINX			Capacity_Gr	antee	
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•	EQUIRED)		Drint Non	(REQUIRED) ne: Hohl Pinewild, l	10	
Print Name:	Thomas Matthew H	70.		2900 Research W		
Address:	2900 Research Way			Carson City	ay	
City:	Carson City NV Zip:	90706	City: State:		89706	
State:	NV Zip:	89706	Sialt.	NV Zip:	03100	
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	PERSON REQU		COKDING	}		
Print Name:	OT THE SELLER OR BUY J. Robert Parke, Es			Escrow # N//A		
Address:	232 Court Street	<del></del>	<del> </del>			
City: Reno	202 Oddit Olloot	Si	tate: NV	Zip:	89501	

## STATE OF NEVADA DECLARATION OF VALUE

	Parcel Number (s)				\ \
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e) g)	Agricultural		obile Home	-1/4	UWC AB
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•	EQUIRED)		Deint Ne	(REQUIRED) me: Hohl Pinewild, I	ис
Print Name:	Timothy M. Hohl 20				
Address:	2900 Research Way	У		: 2900 Research W	ay
City:	Carson City	00700	City:	Carson City	89706
State:	NV Zip:	89706	State:	NV Zip:	89700
COMPANY	DEDCON DEOU	ESTING DE	COPDING	<u> </u>	
	PERSON REQU OT THE SELLER OR BUY		COLZDING	<b>-</b>	
Print Name:	J. Robert Parke, Es			Escrow # N//A	
Address:	232 Court Street	· -			
City: Reno		S	tate: N	√ Zip:	89501