

APN: 1420-34-811-027

**RECORDING REQUESTED BY:**

**Donna Bidart  
1240 Jones Ranch Road  
Gardnerville, Nevada 89460**

**MAIL TAX STATEMENTS TO:**

**Donna Bidart  
1240 Jones Ranch Road  
Gardnerville, Nevada 89460**

*Pursuant to NRS 239B.030(4), I affirm that  
the instrument contained below does not contain  
the social security number of any person.*



KAREN ELLISON, RECORDER

E07

## Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DONNA BIDART, (hereinafter "GRANTOR"), does hereby convey to the DONNA BIDART REVOCABLE TRUST dated 15 March 2022, Donna Bidart as Trustee, (hereinafter "GRANTEE"), an undivided 100% interest in that certain real property located in Douglas County, in the State of Nevada, commonly known as 1584 Johnson Lane Road, Gardnerville, Nevada, more particularly described as follows:

Lot 7, as shown on the map of EL RANCHO ESTATES, filed for record in the office of the County Recorder of Douglas County, Nevada, on April 23, 1962, in Book 11, page 348, as Document No. 19910.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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Pursuant NRS 111.312, this legal description was previously recorded at Document No. 162110 on September 14, 1987

DATED this 15<sup>th</sup> day of March, 2022.

*Donna Bidart*

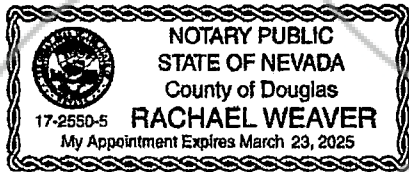
DONNA BIDART, an individual

**ACKNOWLEDGEMENT**

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On March 15<sup>th</sup>, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DONNA BIDART known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.



*Rachael Weaver*  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-34-811-027  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK - J</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 to Trust without Consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 Donna Bidart Capacity \_\_\_\_\_ Grantor  
 Signature Donna Bidart Capacity \_\_\_\_\_ Grantee

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

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

Print Name: Donna Bidart  
 Address: 1240 Jones Ranch Road  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: The Donna Bidart Revocable Trust  
 Address: 1240 Jones Ranch Road  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_