

APN: 1320-29-111-003

When Recorded, Please Return To:
Millward Law, Ltd.
1591 Mono Ave.
Minden, NV 89423



KAREN ELLISON, RECORDER E07

Mail Future Tax Statements To:
Charlotte Sue Muskopf
1565 Virginia Ranch Rd Apt 28
Gardnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Charlotte S. Muskopf, a widower, does hereby remise, release, and forever quitclaim and transfer all of her interest to Charlotte S. Muskopf and Susan Mary Kushlan, Co-Trustees of Charlotte's Corner Trust, dated February 9, 2022, and any amendments thereto, in the real property commonly known as 1177 White Oak Loop, Minden, NV 89423, APN 1320-29-111-003, situated in Douglas County, State of Nevada, more precisely described as:

PARCEL 1:

UNIT 336, AS SHOWN ON THE FINAL MAP NO. 1008-7A FOR WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 17, 1995, IN BOOK 1195 OF OFFICIAL RECORDS AT PAGE 2675, AS DOCUMENT NO. 374950.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1990, IN BOOK 990, PAGE 4348, AS DOCUMENT NO. 235644, OFFICIAL RECORDS.

(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on May 26, 2010, as Document Number 764280)

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

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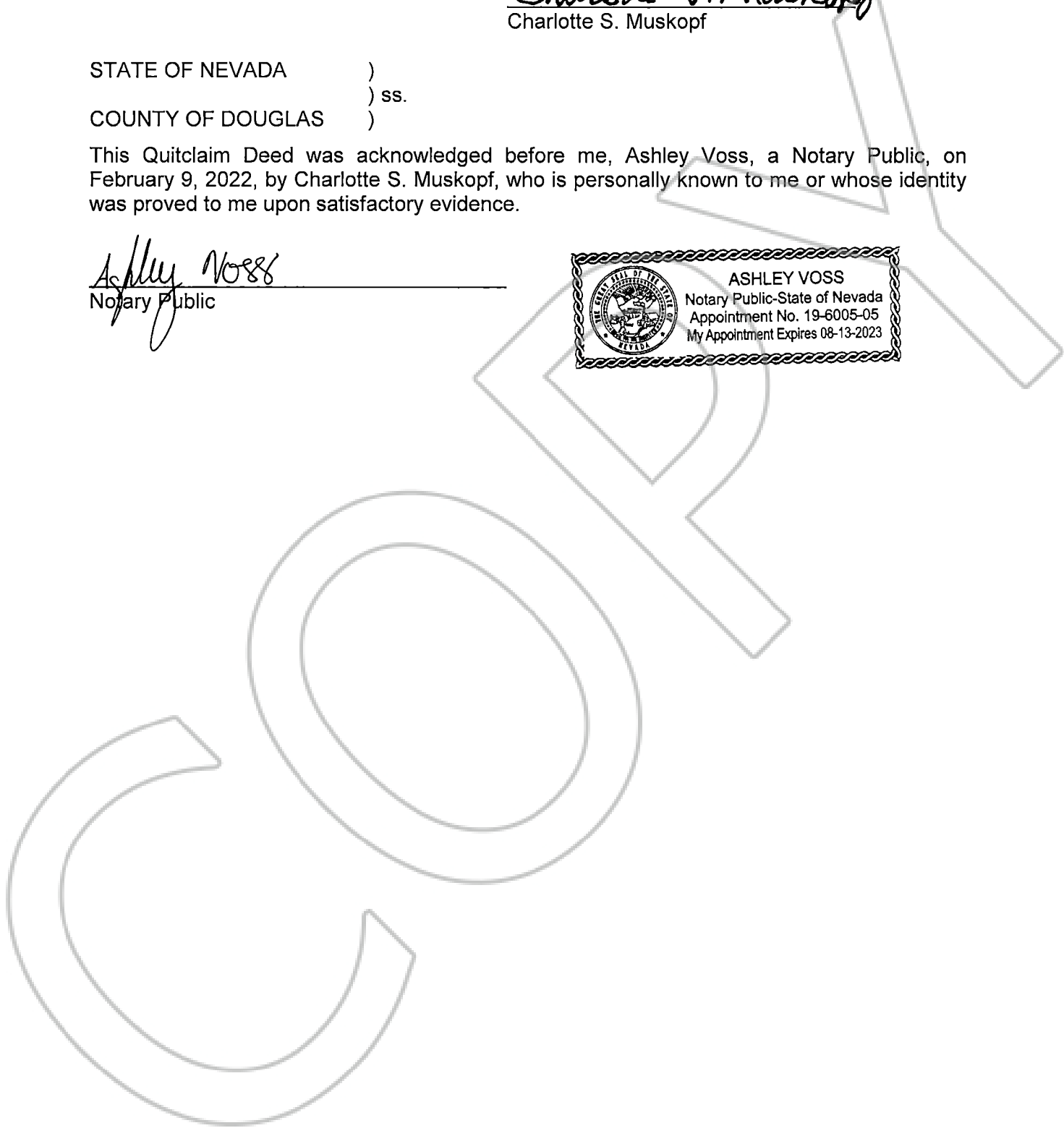
Date: February 9, 2022

Charlotte S. Muskopf
Charlotte S. Muskopf

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This Quitclaim Deed was acknowledged before me, Ashley Voss, a Notary Public, on February 9, 2022, by Charlotte S. Muskopf, who is personally known to me or whose identity was proved to me upon satisfactory evidence.

Ashley Voss
Notary Public



Date: February 9, 2022

Susan Mary Kushlan
Susan Mary Kushlan

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This Quitclaim Deed was acknowledged before me, Ashley Voss, a Notary Public, on February 9, 2022, by Susan Mary Kushlan, who is personally known to me or whose identity was proved to me upon satisfactory evidence.

Ashley Voss
Notary Public



COOPER

**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	<u>4/7/22</u> <i>J. Muskopf</i>
Notes:	<i>ABS</i>

1. Assessor Parcel Number(s)
1320-29-111-003
- a) _____
b) _____
c) _____

2 Type of Property:

- | | |
|------------------------------------------|---------------------------------------------------------|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

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 therein. Furthermore, the 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: *Charlotte S. Muskopf* Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Charlotte S. Muskopf
Address: 1656 Virginia Ranch Rd. Apt 28
City, State, ZIP: Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Charlotte Sue Muskopf, as Trustee of Charlotte Corner Trust, dated February 9, 2022
Address: 1656 Virginia Ranch Rd. Apt 28
City, State, ZIP: Gardnerville, NV 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Millward Law, Ltd. **Escrow #** _____
Address: 1591 Mono Ave.
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)