

ADU: 1420-08-414-001
After Recording Return to:
Record & Return TO:
FNC Title Services, LLC
1300 Piccard Drive, Suite 105
Rockville, MD 20850

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3
FNC TITLE SERVICES, LLC
KAREN ELLISON, RECORDER
2022-985060
05/16/2022 08:28 AM
E07

Mail Tax Statements To:
William D. Harner, Trustee
Sharon L. Harner, Trustee
3430 Long Drive,
Minden, NV 89423

ARS-69818

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.0.0)

[this space for recording information]

PROPERTY TAX ID# 1420-08-414-001

QUITCLAIM DEED

[this deed is exempt from taxation pursuant to NRS §375.090(5)]

“This conveyance is a gift and the Grantor received nothing in return”
(This deed is being executed to convey property into a Family Trust)

THIS INDENTURE, MADE this 24 day of March, 2022 between WILLIAM D. HARNER and SHARON L. HARNER, as husband and wife, residing at 3430 Long Drive, Minden, County of Douglas, NV, **Grantors**, and WILLIAM D. HARNER and SHARON L. HARNER, Trustees of the Harner Family Trust, dated November 5, 2007, having a mailing address of 3430 Long Drive, Minden, County of Douglas, NV, **Grantees**.

WITNESSETH, that said Grantors, without consideration (no revenue received) as a gift to the Grantees, the Grantors therefore do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

LOT 15, IN BLOCK C, AS SET FORTH ON THAT CERTAIN FINAL MAP LDA #99-054-03 SUNRIDGE HEIGHTS III, PHASE 3, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 5, 2000, IN BOOK 0600, PAGE 880, AS DOCUMENT NO. 493409, AND BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 3, 2000, IN BOOK 1100, PAGE 470, AS DOCUMENT NO. 502691.

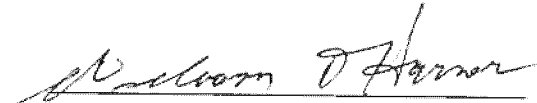
SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM D. HARNER AND SHARON L. HARNER, AS HUSBAND AND WIFE FROM WILLIAM D. HARNER AND SHARON L. HARNER OF THE HARNER FAMILY TRUST BY QUITCLAIM DEED DATED JANUARY 30, 2020 AND RECORDED JANUARY 30, 2020 AMONG THE LAND RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA IN INSTRUMENT NO. 2020-941556.

PROPERTY ADDRESS: 3430 Long Drive, Minden, NV 89423

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

WITNESS the following signature and seal:

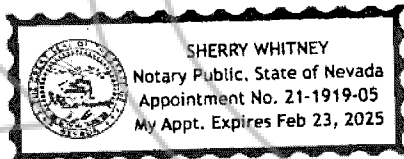

WILLIAM D. HARNER

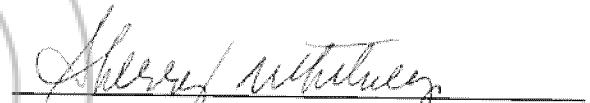

SHARON L. HARNER

STATE OF NEVADA }

County of Douglas to wit: }

This instrument was acknowledged before me on this 24 day of March, 2022, by **WILLIAM D. HARNER** and **SHARON L. HARNER**.




Notary Public
My Commission Expires: 2/23/25

ARS-69818

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 15, in Block C, as set forth on that certain final Map LDA #99-054-03 Sunridge Heights III,
Phase 3, a Planned Unit Development, recorded in the office of the Douglas County recorder on
June 5, 2000, in Book 0600, Page 880, as Document No. 493409, and by certificate of
amendment recorded November 3, 2000, in Book 1100, Page 470, as Document No. 502691.

Tax Parcel ID No.: 1420-08-414-001

Commonly known as: 3430 Long Drive, Minden, NV 89423

However, by showing this address no additional coverage is provided

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-08-414-001
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok - js</u>	

3. Total Value/Sales Price of Property \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ 0
 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: Transfer to a Trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 Victoria Robinson Capacity Title officer/agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: William D. Harner, Sharon L. Harner
 Address: 3430 Long Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: William D. Harner, Sharon L. Harner, Trustees
 Address: 3430 Long Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Victoria Robinson - FINE Title Services LLC Escrow #: AK5-69818
 Address: 1300 Accord Dr. Ste. 105
 City: Pockville State: MD Zip: 20850