

APN: 1219-04-001-004
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 5)



This Document Prepared By:
CYNTHIA BROWN, ESQ.
Cinder Law
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Folsom, CA 95630
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KAREN ELLISON, RECORDER E07

After Recording, Return To:
David Von Hoffmann, as Trustee
17 EASTHAM COURT
SACRAMENTO, CA 95833

Send Subsequent Tax Bills To:
Jonathan Von Hoffman
2561 Campden Way
Sacramento, CA 95833

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

DAVID VON HOFFMANN and JEANENE VON HOFFMANN, as ~~Trustees of The DAVID AND JEANENE VON HOFFMANN FAMILY TRUST,~~ *DVH*

Hereby CONVEY AND QUITCLAIM to:

JONATHAN VON HOFFMANN, a married man as his sole and separate property, the GRANTEE,
All of their interest in the following described real estate situated in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in Book 1212, Page 6232, recorded on December 21, 2012, as Document No. 815049 in Douglas County Records, Douglas County, Nevada.

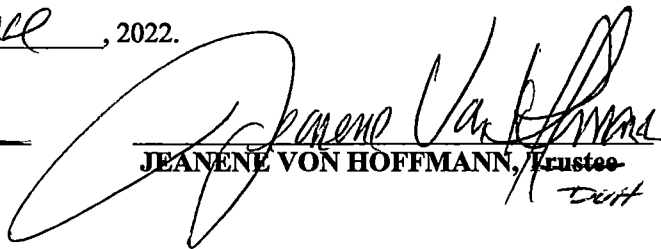
MORE commonly known as: 1304 KINGSBURY GRADE, GARDNERVILLE, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 20 Day of June, 2022.


DAVID VON HOFFMANN, Trustee
DVH


JEANENE VON HOFFMANN, Trustee
DVH

NEVADA NOTARY ACKNOWLEDGMENT

THE STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on 07/07/22

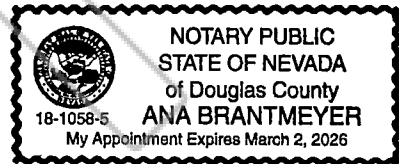
by David A. VonAuffmann

[Signature]

Notary Public Signature

Print Ava Brantmeyer

Title Notary



(Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

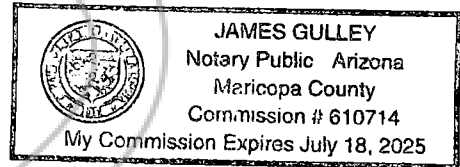
STATE OF ARIZONA
COUNTY OF MARICOPA

On JUNE 20, 2022, before me, JAMES GULLEY, a Notary Public, personally appeared JEANENE VON HOFFMANN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{ARIZONA} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

James Gulley
Notary Public Signature



Notary Public Seal

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

Jeanene Von Hoffmann
JEANENE VON HOFFMANN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA
COUNTY OF Sacramento

K. S. DHEENSA

On JUL 06 2022, 2022, before me, _____,

a Notary Public, personally appeared DAVID VON HOFFMANN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]

Notary Public Signature

Notary Public Seal



The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

[Handwritten Signature]

DAVID VON HOFFMANN

EXHIBIT A

PARCEL 1

ALL THAT PORTION OF THE NE 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., AS SHOWN ON THE OFFICIAL MAP LYING WEST OF THE FEDERAL AID SECONDARY HIGHWAY NO. 599 (S.R. 19) FH 16 (NEW KINGSBURY GRADE), SAID HIGHWAY IS DESCRIBED IN THE DEED RECORDED JULY 20, 1967 IN BOOK 51, PAGE 438, OFFICIAL RECORDS.

PARCEL 2

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., LYING WEST OF FEDERAL AID SECONDARY HIGHWAY NO. 599 (S. R. 19) F.H. 16 (NEW KINGSBURY GRADE). SAID HIGHWAY IS MORE FULLY DESCRIBED IN THAT CERTAIN DECREE OF DIST., AS CASE P-1817 AND RECORDED JULY 20, 1967 IN BOOK 776, PAGE 438, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 15, 1976, IN BOOK 776, PAGE 744, AS INSTRUMENT NO. 01755.

Subject to

1. All general and special taxes for the current fiscal year.

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.

and more commonly known as 1304 KINGSBURY GRADE, GARDNERVILLE, NV 89410.

TAX PARCEL NUMBER: 1219-04-001-004

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 1219-04-001-004
 b. _____
 c. _____
 d. _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Townhouse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other: _____

3. a. Total Value /Sales Price of Property: **NO SALE**
 b. Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer from parents to son.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: David Von Hoffmann Capacity: Grantor
 Signature: Jeanene Von Hoffman Capacity: Grantor
 Signature: Jonathan Von Hoffmann Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: David Von Hoffmann, Jeanene Von Hoffman,
 Trustees
 Address: 17 EASTHAM COURT
 City: SACRAMENTO
 State CA Zip: 95833

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jonathan Von Hoffmann
 Address: 2561 CAMPDEN WAY
 City: SACRAMENTO
 State: CA Zip: 95833