

APN: 1220-09-301-002

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



KAREN ELLISON, RECORDER E07

Mail Future Tax Statements To:
Donald P. Hoxie and Lisa A. Hoxie
1238 Centerville Lane
Gardnerville, NV 89460

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, Donald P. Hoxie and Lisa A. Hoxie, husband and wife as community property with right of survivorship, do hereby remise, release, and forever quitclaim and transfer all of their interest to **Donald P. Hoxie and Lisa A. Hoxie, Trustees of the Hoxie Trust, dated July 6, 2022**, and any amendments thereto, in the real property commonly known as 1238 Centerville Lane, Gardnerville, NV 89460, APN 1220-09-301-002, situated in Douglas County, State of Nevada, more precisely described as:

See EXHIBIT "A" attached hereto

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.

Date: July 6, 2022

Donald P. Hoxie

Lisa A. Hoxie

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This Quitclaim Deed was acknowledged before me, Michael G. Millward, a Notary Public, on July 6, 2022, by Donald P. Hoxie and Lisa A. Hoxie, who are personally known to me or whose identities were proved to me upon satisfactory evidence.

Notary Public

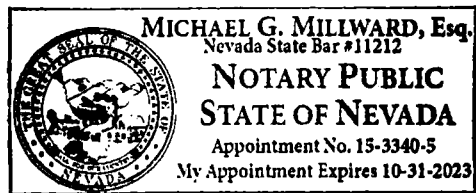


Exhibit "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M.

**THENCE NORTH 20° 52' 28" EAST, A DISTANCE OF 2,245.14 FEET;
THENCE NORTH 00° 01' 30" WEST, A DISTANCE OF 157.24 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 00° 01' 30" WEST, A DISTANCE OF 69.86 FEET;
THENCE NORTH 02° 43' 50" EAST, A DISTANCE OF 242.00 FEET;
TEHNCE SOUTH 84° 00' 03" EAST, A DISTANCE OF 449.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTERVILLE LANE;
THENCE SOUTH 00° 02' 30" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CENTERVILLE LANE, A DISTANCE OF 195.00 FEET TO A POINT ON A CURVE;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CENTERVILLE LANE ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT OF SOUTH 00° 02' 30" EAST WITH A RADIUS OF 960.00 FEET, THROUGH A CENTER ANGLE OF 06° 37' 59" AND AN ARC LENGTH OF 111.14 FEET (LONG CHORD SOUTH 03° 16' 29" WEST, A DISTANCE OF 111.08 FEET);
THENCE LEAVING SAID RIGHT-OF-WAY NORTH 84° 46' 56" WEST, A DISTANCE OF 454.13 FEET TO THE TRUE POINT OF BEGINNING.**

THE BASIS OF BEARING OF THIS DESCRIPTION IS THE WESTERN RIGHT-OF-WAY LINE OF CENTERVILLE LANE WHICH BEARS NORTH 00° 02' 30" WEST, AS PER RECORD OF SURVEY MAP RECORDED IN BOOK 691, AT PAGE 452, AS DOCUMENT NO. 252105, OFFICIAL RECORDS OF DOUGLAS COUNTY.

REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT BOUNDARY LINE ADJUSTMENT FOR ROBERT J. COOK FAMILY REVOCABLE TRUST RECORDED MAY 13, 1993, IN BOOK 593, PAGE 2423, AS DOCUMENT NO. 306985.

NOTE: THE ABOVE METES AND BOUONDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 25, 2014, IN BOOK 814, PAGE 5853, AS INSTRUMENT NO. 848560.

(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on July 30, 2020, as Document Number 2020-950003)

**State of Nevada
Declaration of Value**

| | |
|---|-------------|
| FOR RECORDER'S OPTIONAL USE ONLY | |
| Document/Instrument # _____ | |
| Book: _____ | Page: _____ |
| Date of Recording: <u>7/8/22</u> | |
| Notes: <u>Grant ok JS</u> | |

1. Assessor Parcel Number(s)
1220-09-301-002
- 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'/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: _____ Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Donald P. Hoxie and Lisa A. Hoxie
Address: 1238 Centerville Lane
City, State, ZIP: Gardnerville, NV 89460

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Donald P. Hoxie and Lisa A. Hoxie, as Trustees of the Hoxie Trust, dated July 6, 2022
Address: 1238 Centerville Lane
City, State, ZIP: Gardnerville, NV 89460

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)