

APN: 1220-05-000-004, 005, 006, 020

AFTER RECORDING RETURN TO:

Lance N. McKenzie, Esq.
McDONALD CARANO LLP
100 West Liberty Street, 10th Floor
Reno, Nevada 89501

**GRANTEES' ADDRESS IS &
MAIL TAX STATEMENTS TO:**

Caroline Henningsen Frensdorff
1012 Waterloo Lane
Gardnerville, Nevada 89460

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=4
MCDONALD CARANO LLP
KAREN ELLISON, RECORDER
2022-987145
07/11/2022 11:37 AM
E07

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

QUITCLAIM DEED

THIS DEED is entered into this 28 day of June, 2022, between Michael C. Henningsen and Caroline Henningsen Frensdorff, Successor Co-Trustees of the John C. Henningsen and Virginia S. Henningsen Nevada Trust dated November 1, 1983, as Grantors, and CAROLINE HENNINGSEN FRENSDORFF, a married woman as her sole and separate property, as Grantee.

Grantors, without consideration, hereby quitclaim and convey to Grantee, and to her successors and assigns, all of its right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, more particularly described on Exhibit "A" attached hereto.

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

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantee, and to her successors and assigns.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand the day and year first above written.

John C. Henningsen and Virginia S. Henningsen
Nevada Trust dated November 1, 1983

By: [Signature] TTE
Michael C. Henningsen, Co-Trustee

By: [Signature] TTE
Caroline Henningsen Frensdorff, Co-Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On this 28 day of June, 2022, personally appeared before me, a notary public, MICHAEL C. HENNINGSEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC



STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On this 28 day of June, 2022, personally appeared before me, a notary public, CAROLINE HENNINGSEN FRENSDORFF, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC

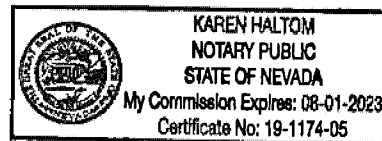


Exhibit "A"

Legal Description – APN: 1220-05-000-004, 005, 006, 020

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1

A parcel of land located within the Southwest one-quarter of Section 5, township 12 North, Range 20 East, M.D.M., Douglas County Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of Parcel 2 of the Map of Division into Large Parcels for John C. & Virginia S. Henningsen Nevada Trust, Document No. 377762 of the Douglas County Recorder's Office, said corner bears N. 79°17'44" E., 50.72 feet from the Southwest corner of said Section 5;

thence N. 01°00'22" W., along the West line of Parcels 2 & 1 of said map, 1726.03 feet;

thence N. 89°44'41" E., 1318.50 feet to a point on the East line of said Parcel 1;

thence S. 01°00'22" E., along the East line of said parcels 1 & 2, 1726.03 feet to the Southeast corner of said Parcel 2;

thence S. 89°44'41" W., along the South line of said Parcel 2, 1318.50 feet to the Point of Beginning.

Note: Document No. 404862 is provided pursuant to the requirements of Section 6.NRS 111.312.

Reference is further made to Parcel 2A on Record of Survey to Support a Lot Line Adjustment recorded January 17, 1997, in Book 197, Page 2367, document No. 404863, Official Records.

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PARCEL 2

Parcel 3 as set forth on Map of Division of Land into Large Parcels for John C. & Virginia S. Henningsen Nevada Trust recorded December 29, 1995, in Book 1295, Page 4438, Document No. 377762, Official Records of Douglas County, State of Nevada.

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PARCEL 3

Parcel 4 as set forth on Map of Division of Land into Large Parcels for John C. & Virginia S. Henningsen Nevada Trust recorded December 29, 1995, in Book 1295, Page 4438, Document No. 377762, Official Records of Douglas County, State of Nevada.

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PARCEL 4

Parcel 5B as set forth on Parcel Map LDA 13-017 for John C. and Virginia S. Henningsen Nevada Trust recorded December 12, 2014, as Document No. 2014-854261, Official Records of Douglas County, State of Nevada.

APN: 1220-05-000-020

THE ABOVE LEGAL DESCRIPTION WAS OBTAINED FROM DOCUMENT 2022-985611, RECORDED ON MAY 26, 2022, OFFICIAL RECORDS, DOUGLAS COUNTY RECORDER, STATE OF NEVADA.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-05-000-004, 005, 006, 020
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input 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 checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY Notes: <u>7/11/22 Trust Ok~A.B.</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: Property is hereby transferred to Caroline Henningsen Frensdorff, 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 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 Buver and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity for Grantor/Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

Print Name: John C. Henningsen & Virginia S. Henningsen Nevada Trust Address: 1012 Waterloo Lane City: Gardnerville State: NV Zip: 89460	Print Name: ^(REQUIRED) Caroline Henningsen Frensdorff Address: 1012 Waterloo Lane City: Gardnerville State: NV Zip: 89460
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COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: McDonald Carano LLP **Escrow #** _____

Address: P.O. Box 2670

City: Reno **State:** NV **Zip:** 89505