

APN # 1320-33-717-013
**RECORDING REQUESTED
AND RETURN TO:**

Lifeline Estate Services, Inc.
3708 Lakeside Dr. Ste. 202
Reno, NV 89509

MAILTAX STATEMENTS TO:

William W. Dixon, Jr. & Julie L. Dixon, Trustees
1487 Harvest Ave.
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

William W. Dixon, Jr. and Julie L. Dixon, husband and wife as joint tenants, hereby quitclaims to **William W. Dixon, Jr. and Julie L. Dixon**, trustee(s) or successor trustee(s) of the **DIXON FAMILY TRUST DATED JULY 5, 2022**, the following described real estate in Douglas County, State of Nevada:

SEE ATTACHMENT "EXHIBIT 'A'"

TOGETHER with all the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues and profits thereof.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: July 5, 2022

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

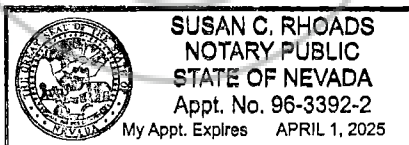
WILLIAM W. DIXON, JR.

JULIE L. DIXON

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

ACKNOWLEDGEMENT

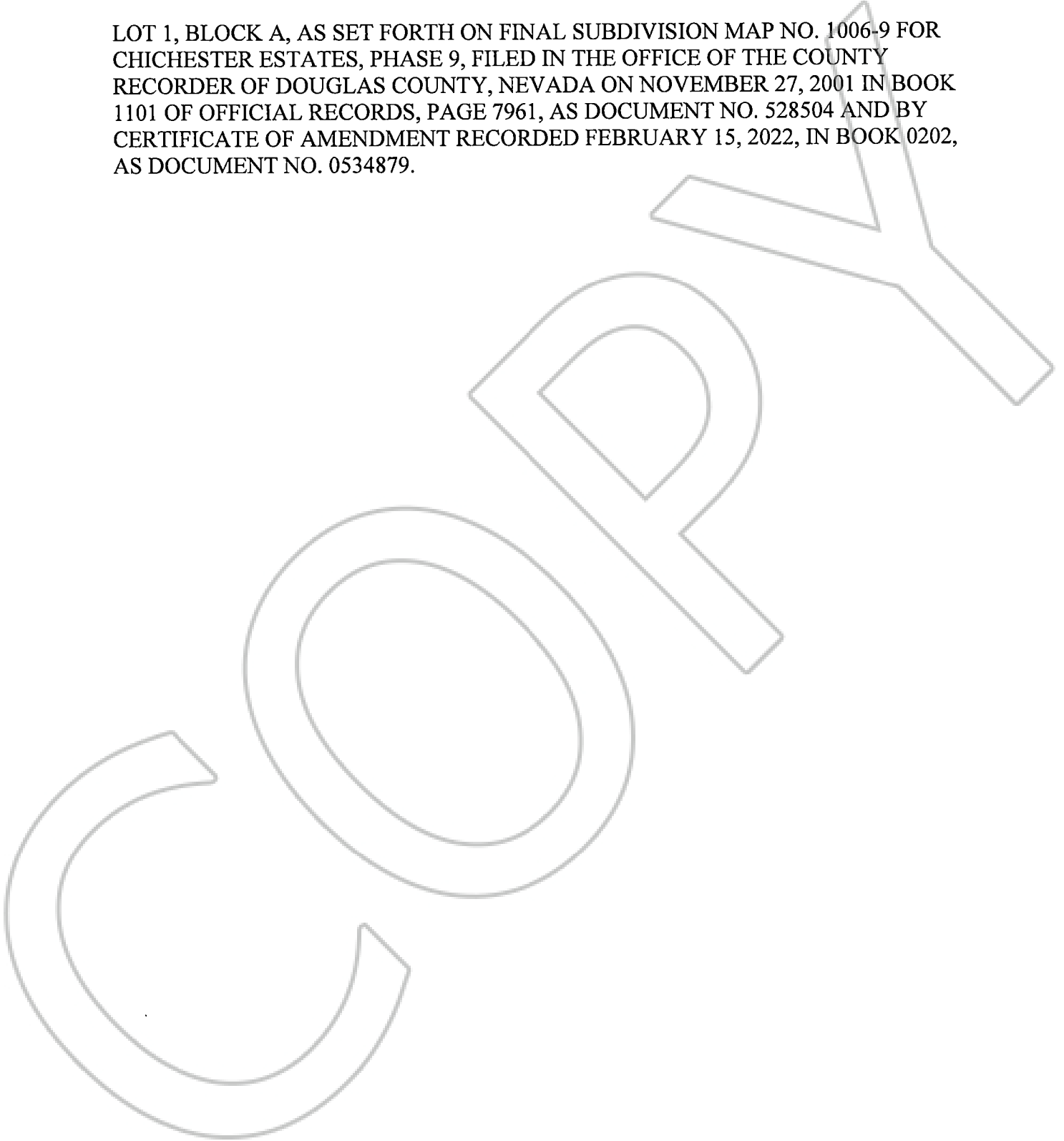
Personally came before me this July 5th, 2022, the above named **William W. Dixon, Jr. and Julie L. Dixon**, to me known to be the persons who executed the foregoing instrument and acknowledge the same.



Susan C. Rhoads, Notary Public
Washoe County, Nevada
My Commission Expires 04/01/2025

EXHIBIT 'A'

LOT 1, BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-9 FOR CHICHESTER ESTATES, PHASE 9, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 27, 2001 IN BOOK 1101 OF OFFICIAL RECORDS, PAGE 7961, AS DOCUMENT NO. 528504 AND BY CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 15, 2022, IN BOOK 0202, AS DOCUMENT NO. 0534879.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

238-353-03 # 1320 - 33 - 717 - 013

2. Type of Property:

- a) Vacant Land
- b) Condo/Twnhse
- c) Apt. Bldg.
- d) Agricultural
- e) other
- f)
- g)
- h)
- i)
- j)

Single Fam. Res.
2-4 Plex
Comm'l/Ind'l
Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING	7/5/22
NOTES:	Verified Trust - JD

3. Total Value/Sales Price of Property:

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 revocable living trust without consideration. William W. Dixon, Jr. & Julie L. Dixon are the creators and trustors of the Dixon Family Trust Dated 7/5/22

5. Partial Interest: Percentage being transferred:

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 taxes 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: William W. Dixon Jr. Capacity: Trustee
 Signature: Julie L. Dixon Capacity: Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: William W. Dixon, Jr. & Julie L. Dixon
 Address: 1487 Harvest Ave.
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William W. Dixon, Jr. & Julie L. Dixon
 Address: 1487 Harvest Ave.
 City: Gardnerville
 State: NV Zip: 89410

TTEE of the
 Dixon
 Family Trust
 DTD 7/5/22

COMPANY /PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Lifeline Estate Services Inc. Escrow #
 Address: 3708 Lakeside Dr. Suite 202
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)