

**RECORDING REQUESTED BY
AND MAIL TAX STATEMENTS TO:**

Christine Elaine Knight
2670 Ballard Lane
Minden, Nevada 89423

WHEN RECORDED, MAIL TO:

Law Offices of Amanda G. Wheeler
A Professional Corporation
4848 Lakeview Ave., Suite A
Yorba Linda, CA 92886



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

STATE OF NEVADA

COUNTY OF DOUGLAS

I, Andrea Lee Roberts, as Successor Trustee of the Philip A. Smith Family Trust, dated April 21, 2017, Grantor, hereby grant to Christine Elaine Knight, a single woman, Grantee, the following described real property in the City of Minden, County of Douglas, State of Nevada:

Lot 11 In Block a as set forth on the final map of Anderson Village, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 31, 1989, in Book 889 of Office records, at Page 4542 as Document No. 209869

APN #: 1420-33-710-011

Commonly known as: 2670 Ballard Lane, Minder, Nevada 89423

Grantee's Address:

2670 Ballard Lane
Minden, Nevada 89423

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IN WITNESS WHEREOF, Grantor has signed this Quitclaim Deed on the date set forth below.

Andrea Lee Roberts
ANDREA LEE ROBERTS – SUCCESSOR TRUSTEE

Andrea Lee Roberts
Print Name of Trustee

Date: July 25, 2022

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COOPER

Acknowledgement:

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 CALIFORNIA)

COUNTY OF ORANGE)

On July 25, 2022, before me, Camille Caballero, Notary Public, a Notary Public, personally appeared Andrea Lee Roberts, 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 is true and correct.

WITNESS my hand and official seal.

Signature



Seal:



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-33-710-011
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - P

3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. 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: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfe
 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 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: Andrea Lee Roberts Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Andrea Lee Roberts
 Address: 2963 Veranda Ln
 City: Corona
 State: CA Zip: 92882

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Christine Elaine Knight
 Address: 2670 Ballard Lane
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Amanda G. Wheeler, Attorney at Escrow # _____
 Address: Law offices of Amanda G. Wheeler
 City: 4848 Lakeview Ave., Ste. A. Yorba Linda State: CA Zip: 92886

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Signature _____ Capacity: Grantor
 Signature Christine E. Knight Capacity: Grantee

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