

APN: 1320-33-401-028

When Recorded, Please Return To:

Millward Law, Ltd.
1591 Mono Ave.
Minden, NV 89423



KAREN ELLISON, RECORDER

E07

Mail Future Tax Statements To:

Marcia Voeller and William Bradley Thomas
1218 Eddy Street
Gardnerville, NV 89410

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, Marcia Voeller, a single woman, does hereby remise, release, and forever quitclaim and transfer all of her interest to **Marcia Voeller and William Bradley Thomas, Trustees of the Voeller Thomas Trust, dated September 7, 2022**, and any amendments thereto, in the real property commonly known as 1218 Eddy Street, Gardnerville, Nevada, APN 1320-33-401-028, 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: September 7, 2022

Marcia Voeller

Marcia Voeller

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This Quitclaim Deed was acknowledged before me on September 7, 2022, by Marcia Voeller, who is personally known to me or whose identity was proved to me upon satisfactory evidence.

[Signature]
Notary Public

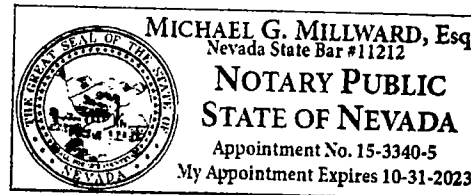


Exhibit "A"

BEGINNING at a point on the Northwesternly line of Eddy Street, a distance of 70 feet Northeastly of the intersection of Eddy Street and Douglas Avenue (formerly Minnie Street); said point being the most Easterly corner of the parcel of land conveyed to George G. Russell and Freda Russell, his wife, by instrument recorded February 21, 1929, in Book S of Deeds, Page 535, Document No. 55, Douglas County, Nevada, records, and further said point being 20 feet Northeastly of the Southwest corner of Lot 13 of Nelson's Division of the Town of Gardnerville, according to the filed map made and surveyed by H. H. Bence, 1895, of the Town of Garnerville filed in the office of the County Recorder of Douglas County, Nevada; thence Northwesternly and parallel to the Southwesterly line of said Lot 13 of Nelson's Division, a distance of 100 feet to a point; said point being the most Northerly corner of the parcel of land conveyed to the Russell's first above-mentioned; thence Northeastly and parallel to the Northwesternly line of Eddy Street, a distance of 82 feet, more or less, to a point; said point being the Northeastly corner of the parcel of land conveyed to Norman B. Mortimer and Delores Mortimer, his wife, as joint tenants, in Deed recorded April 22, 1952, in Book A-1 of Deeds, Page 133, Douglas County, Nevada, records; thence Southeasterly and parallel to the Southwesterly line of said Lot 13 of Nelson's Division, a distance of 100 feet to a point; said point being the most Southerly corner of the parcel of land described in Parcel No. 1 conveyed to Jean Lekumberry by Quitclaim Deed recorded May 2, 1974, in Book 574, Page 101, Document No. 73000, Official Records of Douglas County, Nevada; thence Southwesterly along the Northwesternly line of Eddy Street, a distance of 82 feet, more or less, to the Point of Beginning, being a portion of the Southerly 100 feet of Lot 11, the Southerly 100 feet of Lot 12, and the Southerly 100 feet of the Northeastly 30 feet of Lot 13 of Nelson's Division of the Town of Gardnerville, according to the filed Map first above mentioned.

(Pursuant to NRS 111.312, the above legal description as corrected previously appeared in Affidavit of Death of Joint Tenant, recorded on May 22, 2009, as Document Number 0743667)

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)
1320-33-401-028
a) _____
b) _____
c) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____ Page: _____	
Date of Recording: _____	
Notes: <i>Verified Trust - JH</i>	

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 checked="" type="checkbox"/> Comm'l/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: Marcia Voeller Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Marcia Voeller

Address: 1218 Eddy Street
City, State, ZIP: Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: William Bradley Thomas and Marcia Lynn Voeller, as Trustees of the Voeller Thomas Trust, dated September 7, 2022

Address: 1218 Eddy Street
City, State, ZIP: Gardnerville, NV 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Millward Law, Ltd.

Address: 1591 Mono Ave.

City, State, ZIP: Minden, NV 89423

Escrow # _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)