

APN: 1220-21-510-041

**RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:**

J. Robert Parke, Esq.
232 Court Street
Reno, NV 89501



KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:

Stephen H. Osborne and
Elizabeth A. Osborne, Trustees
of the TBS Trust
c/o Law Office of Stephen H. Osborne, Ltd.
232 Court Street
Reno, NV 89501

The undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person (NRS 239B.030)

QUITCLAIM DEED

(1376 Kimmerling Rd.)

THIS INDENTURE is made this 15th day of September 2022 by and between **Stephen H. Osborne and Elizabeth A. Osborne ("Grantors") and Stephen H. Osborne and Elizabeth A. Osborne as trustees of The TBS Trust under trust agreement dated September 15, 2022 ("Grantee")**, whose address is 6624 Jung Ct., Reno, NV 89511.

Grantors, without consideration, do hereby quitclaim and convey to the Grantee, in trust and to Grantee's successors in trust, all of Grantors' right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, and more particularly described as follows:

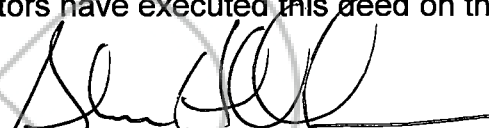
Lot 111, as shown on the Official Map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the Office of the County Recorder of Douglas County, Nevada, as Document No. 66512.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and together with all water and water rights, ditches and ditch rights, appurtenant thereto or used in connection therewith.

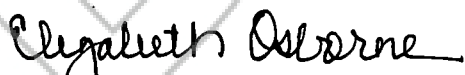
SUBJECT TO all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

TO HAVE AND TO HOLD with all the appurtenances unto Grantee and Grantee's successors in trust.

IN WITNESS WHEREOF, the Grantors have executed this deed on the day and year first above written.



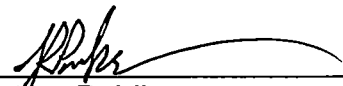
Stephen H. Osborne



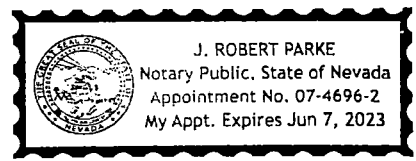
Elizabeth A. Osborne

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on September 15, 2022, by Stephen H. Osborne and Elizabeth A. Osborne.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-21-510-041
- 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 checked="" 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 | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Verified Trust - J</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: Transfer to trust without consideration

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 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 [Signature] Capacity Grantor(s)
 Signature Elizabeth Osborne Capacity Grantee/Trustee(s)

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Stephen H Elizabeth A Osborne
Address: 6624 Jung Ct.
City: Reno
State: NV **Zip:** 89511

(REQUIRED)
Print Name: The TBS Trust
Address: c/o 232 Court Street
City: Reno
State: NV **Zip:** 89501

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: J. Robert Parke, Esq. **Escrow #** N/A
Address: 232 Court Street
City: Reno **State:** NV **Zip:** 89501