

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 E09

**MAIL TAX STATEMENTS TO:**  
Stephen H. Osborne and  
Elizabeth A. Osborne, Managers  
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 22<sup>nd</sup> day of September 2022 by and between **Stephen H. Osborne and Elizabeth A. Osborne as trustees of The TBS Trust under trust agreement dated September 15, 2022 ("Grantor") and 1376 Kimmerling Road Series Ltd., a series of CSSC Investments LLC, a Nevada series limited liability company ("Grantee")**, whose address is 232 Court Street, Reno, NV 89501.

Grantor, as a contribution to the capital of Grantee and otherwise without consideration, does hereby quitclaim and convey to the Grantee all of Grantor's 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 interest.

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

The TBS Trust under trust agreement dated September 15, 2022

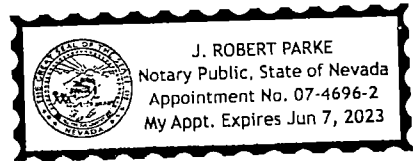
By: [Signature]  
Stephen H. Osborne, Trustee

By: [Signature]  
Elizabeth A. Osborne, Trustee

STATE OF NEVADA        )  
                                          )ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on September 12, 2022, by Stephen H. Osborne and Elizabeth A. Osborne as trustees of The TBS Trust under trust agreement dated September 15, 2022.

[Signature]  
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 checked="" 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 type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |                                        |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Ownership Cert OK -</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: 9
- b. Explain Reason for Exemption: Conveyance to entity owned 100% by grantor

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)/Trustee(s)

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: The TBS Trust

Address: c/o 232 Court Street

City: Reno

State: NV Zip: 89501

(REQUIRED)

Print Name: 1376 Kimmerling Road Series Ltd.

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