

THE UNDERSIGNED HEREBY AFFIRMS THAT  
THIS DOCUMENT DOES NOT CONTAIN A  
SOCIAL SECURITY NUMBER PER NRS 239B.030.  
APN: 1220-21-110-025



KAREN ELLISON, RECORDER

E07

Recording Requested by:  
Grantor, ANDREW JOSEPH GUERRERO, JR.

When Recorded Mail Document and tax statements to:  
A.J. GUERRERO TRUST  
766 Kyndal Court  
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

### QUIT CLAIM DEED

ANDREW JOSEPH GUERRERO, JR., who acquired title as a married man, as his sole and separate property, without consideration, does hereby remise, release and forever quitclaim all right, title and interest to the A.J. GUERRERO TRUST, dated September 28, 2022, ANDREW J. GUERRERO, JR., as Trustee, the following described real property situated in Douglas County, State of Nevada, bounded and described as:

LOT 52 AS SHOWN ON THE FINAL MAP OF TILLMAN ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 12, 1994, IN BOOK 494 PAGE 2192, AS DOCUMENT NO. 334956.

Which has the address of: 766 Kyndal Court.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 28<sup>th</sup> day of September 2022

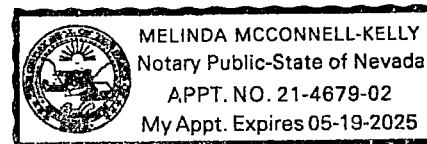
\_\_\_\_\_  
ANDREW JOSEPH GUERRERO, JR.  
as Grantor

\_\_\_\_\_  
ANDREW J. GUERRERO, JR.  
as Trustee of the A.J. Guerrero Trust

STATE OF NEVADA )  
CARSON CITY )

On this 28<sup>th</sup> day of September 2022 before me, a Notary Public, personally appeared ANDREW JOSEPH GUERRERO, JR. personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.  
Melinda McConnell-Kelly  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-21-110-025  
 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  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	<u>10/3/22</u>
NOTES:	<u>Grant ok JS</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: \$ 0.00

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 transfer

5. Partial Interest: Percentage being transferred: 100 %

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 \_\_\_\_\_ Capacity grantor-trustee \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Andrew Joseph Guerrero, Jr.  
 Address: 766 Kyndal Court  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Andrew J. Guerrero, Jr. -Trustee  
 Address: 766 Kyndal Court  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: A+ Documents Escrow # \_\_\_\_\_  
 Address: 411 W. Fourth Street, Suite 1  
 City: Carson City State: NV Zip: 89703