

APN: 1420-28-402-007

Recorded at the Request of/Return to:
HERITAGE LAW
1625 Highway 88, Suite 304
Minden, Nevada 89423



KAREN ELLISON, RECORDER E07

Mail Future Tax Statements To:
JOHN T. KOSTER, Trustee
1291 Melborn Way
Minden, NV 89423

The undersigned hereby affirm that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, JOHN T. KOSTER, an unmarried man, does hereby remise, release, and forever quitclaim and transfer all interest in 1291 Melborn Way, Minden, Douglas County, Nevada, APN: 1420-28-402-007, to JOHN T. KOSTER, Trustee of the *John T. Koster Trust, dated September 27, 2022*, and any amendments thereto, the real property situated in Minden, Douglas County, State of Nevada, more precisely described as:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART
HEREOF**

Pursuant to NRS 111.312, the above legal description previously appeared in *Executor's Deed* recorded on April 30, 1997, as Document No. 0411634.

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.

Please mail tax statements to the above address.

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Dated: September 27, 2022.

John T. Koster
JOHN T. KOSTER

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On September 27, 2022, before me, a Notary Public, personally appeared JOHN T. KOSTER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Michelle Andra Gibbons
Notary Public

 MICHELLE ANDRA GIBBONS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 21-1975-05 - Expires January 4, 2025

APN: 1420-28-402-007

**EXHIBIT "A"
LEGAL DESCRIPTION**

Parcel D-4A, as set forth on the Parcel Map No. 3 for Don B. Jarman and Ronnalyn Jarman, filed for record in the office of the County Recorder of Douglas County, Nevada on July 16, 1979 in Book 779, Page 902, as Document No. 34539 of Official Records, said Parcel Map being a redivision of Parcel D-4 of Parcel Map No. 2 for Don B. Jarman and Ronnalyn Jarman, filed for record in the office of the County Recorder of Douglas County, Nevada on July 11, 1979 in Book 779, Page 600, as Document No. 34390 of Official Records, said Parcel Map being a redivision of Parcel D of Parcel Map for Don B. Jarman and Ronnalyn Jarman, filed for record in the office of the County Recorder of Douglas County, Nevada on June 25, 1976 in Book 676, Page 1452, as Document No. 01315 of Official Records.

**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	<u>10/10/22</u>
Notes:	<u>Trust OR AR</u>

1. Assessor Parcel Number(s)
a) 1420-28-402-007
b) _____
c) _____

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: | |

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

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 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: John T. Koster Capacity: Grantor
Signature: John T. Koster Capacity: Grantee

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: John T. Koster
Address: 1291 Melborn Way
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: John T. Koster, TTEE of the John T. Koster Trust U/D/T 09/27/2022
Address: 1291 Melborn Way
City, State, ZIP: Minden, NV 89423

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

Print Name: HERITAGE LAW Escrow # _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423