

**APN: 1320-30-113-013**

When Recorded, Please Return To:  
Millward Law, Ltd.  
1591 Mono Ave.  
Minden, NV 89423



KAREN ELLISON, RECORDER E09

Mail Future Tax Statements To:  
Christensen Properties, LLC  
850 Rubio Way  
Gardnerville, NV 89460

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, Carter C. Christensen and Stephanie A. Christensen, husband and wife as joint tenants, do hereby remise, release, and forever quitclaim and transfer all of their interest to **Christensen Properties, LLC**, in the real property commonly known as 1785 Shamrock Circle, Minden, Nevada, APN 1320-30-113-013, 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: October 3rd, 2022

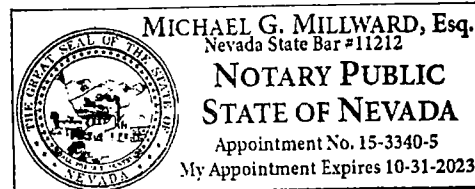
\_\_\_\_\_  
Carter C. Christensen

\_\_\_\_\_  
Stephanie A. Christensen

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS      )

This Quitclaim Deed was acknowledged before me on October 3rd, 2022, by Carter C. Christensen and Stephanie A. Christensen, who are personally known to me or whose identities were proved to me upon satisfactory evidence.

\_\_\_\_\_  
Notary Public



**Exhibit "A"**

**Unit 13, as set forth on map of WESTWOOD PARK UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 25, 1987, in Book 1187, Page 3748, as Document No. 167352 and by Certificate of Amendment recorded May 05, 1988 in Book 588, Page 536, as Document No. 177431 of Official Records of Douglas County, Nevada.**

**Together with an undivided 1/25th interest in and to the common area lying within the interior lines as set forth on map of WESTWOOD PARK UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 25, 1987, in Book 1187, Page 3748, as Document No. 167352, and as shown on Record of Survey recorded April 11, 2000 in Book 0400, at Page 1729, as Document No. 489711.**

**(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, Sale Deed, recorded on May 5, 2022, as Document Number 2022-984586)**

**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____ Page: _____	
Date of Recording: <u>10/12/22</u>	
Notes: <u>Certificate okay - FB</u> <u>(membership interest)</u>	

1. Assessor Parcel Number(s)  
1320-30-113-013
- a) \_\_\_\_\_  
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: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9  
b. Explain Reason for Exemption: Transfer to a business if the person conveying the property owns 100% of the organization (Carter C. and Stephanie A. Christensen own 100% of Christensen Properties, LLC)

**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: [Signature] Capacity: Grantor

**SELLER (GRANTOR) INFORMATION - REQUIRED**  
Name: Carter C. and Stephanie A. Christensen  
Address: 850 Rubio Way  
City, State, ZIP: Gardnerville, NV 89460  
**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

**BUYER (GRANTEE) INFORMATION - REQUIRED**  
Name: Christensen Properties, LLC  
Address: 850 Rubio Way  
City, State, ZIP: Gardnerville, NV 89460

Escrow # \_\_\_\_\_

**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)**