

APN# 1220-09-310-013



SHAWNYNE GARREN, RECORDER E07

Recording Requested by/Mail to:
Name: ADLER & VILLANUEVA, LLC
Address: 111 W. TELEGRAPH STREET, STE. 200
City/State/Zip: CARSON CITY, NV 89703

Mail Tax Statements to:
Name: SHARON M. STEVENS
Address: 1292 CEDAR BROOK COURT
City/State/Zip: GARDNERVILLE, NV 89460

QUITCLAIM DEED

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Sharon M. Stevens

Signature

SHARON M. STEVENS

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

A.P.N.: 1220-09-310-013

WHEN RECORDED MAIL TO:
Silvia U. Villanueva, LLC
ADLER & VILLANUEVA, LLC
204 N. Minnesota Street, Suite A
Carson City, Nevada 89703

MAIL TAX STATEMENTS TO:
Sharon M. Stevens, Trustee
1292 Cedar Brook Court
Gardnerville, NV 89460

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That SHARON M. STEVENS, a single woman, does forever quitclaim to SHARON M. STEVENS as Trustee for the STEVENS FAMILY TRUST DATED, March 23, 2009, all that certain lot, piece or parcel of land situated in Douglas County, State of Nevada, more commonly referenced as 1292 Cedar Brook Court, Gardnerville, Nevada, bounded and described as follows:

Lot 23, as set forth on that certain Final Map PD 04-009 for CEDAR CREEK, a Planned Development, filed for record on March 9, 2006 on Book 306 at Page 3246, as Document No. 669544 of Official Records of Douglas County, Nevada.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belongings or in anywise appertaining.

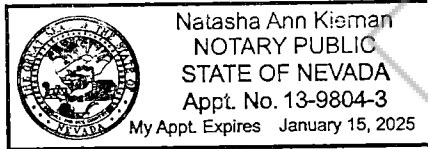
IN WITNESS WHEREOF, executed on this 26th day of July 2023.


SHARON M. STEVENS

STATE OF NEVADA)
 :SS.
CARSON CITY)

On this 26th day of July, 2023, personally appeared before me, a Notary Public in and for the County and State aforesaid SHARON M. STEVENS, known to me to be the persons described in and who executed the foregoing Quitclaim Deed, and duly acknowledged to me that they executed the same freely and voluntarily and for the uses and proposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Natasha Ann Kieman

NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-09-310-013
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust Op</u>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$0.00
 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: Transfer to Trust without consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 Sharon M. Stevens Capacity Sharon M. Stevens

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sharon M. Stevens
 Address: 1292 Cedar Brook Court
 City: Gardnerville
 State: Nevada Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sharon M. Stevens, Trustee, Stevens Family Trust
 Address: 1292 Cedar Brook Court
 City: Gardnerville
 State: Nevada Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Adler & Villanueva, LLC Escrow # _____
 Address: 111 W. Telegraph Street, Ste. 200
 City: Carson City State: Nevada Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)