

APN: 1320-30-311-016

**Recording Requested By  
And When Recorded Mail To:**

Minden Lawyers, LLC  
P.O. Box 2860  
Minden, NV 89423

**Mail Tax Statements to:**

James and Sally Sullivan  
855 Mahogany  
Minden, NV 89423



00173039202310007570030030

SHAWNYNE GARREN, RECORDER

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

The undersigned grantor declares documentary transfer tax is: ~~\$1,154.40~~ *ka*

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Janine M. Petrick, ("Grantor"), does hereby quitclaim, remise, and release to James Sullivan and Sally Sullivan, Trustees of The 2022 James and Sally Sullivan Family Revocable Trust (Grantee), all of her right, title and interest in that certain real property located at 855 Mahogany, Minden, Nevada, situate in the County of Douglas, State of Nevada, more particularly described as follows:

**Lot 10, Block B, as set forth on the Final Map of WESTWOOD VILLAGE UNIT No. III, filed in the office of the County Recorder on August 31, 1989, Book 889, Page 4564, Document No. 209883, Official Records of Douglas County, Nevada.**

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

**Pursuant to NRS §111.312, this legal description was previously recorded on July 16, 2008, in the Official Records of Douglas County as Document No. 0726863, Book 0708, Page 3092.**

DATED this 29 day of August 2023.

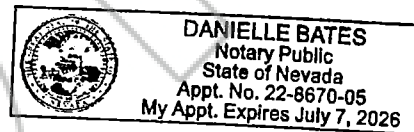
By: Janine M. Petrick  
Janine M. Petrick

STATE OF NEVADA        )  
  ) ss:  
COUNTY OF DOUGLAS    )

On the 29<sup>th</sup> day of August 2023, before me, a Notary Public personally appeared Janine M. Petrick proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entities upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Danielle Bates  
Notary Public



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**  
 (a) 1320-30-311-016  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

**2. Type of Property:**

a) <input type="checkbox"/> Vacant Land	b) <input 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) \$ 295,792.00

Transfer Tax Value: \$ 295,792.00

Real Property Transfer Tax Due: \$ 1,154.40 ✓

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**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 Karen L Hughes Capacity Agent  
 Signature Karen L Hughes Capacity Agent

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Janine M. Petrick  
 Address: 855 Mahogany  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: James Sullivan & Sally Sullivan Trustees  
 Address: 855 Mahogany  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Minden Lawyers Escrow # \_\_\_\_\_  
 Address: 990 Ironwood Dr.  
 City: Minden State: NV Zip: 89423