

THE UNDERSIGNED HEREBY AFFIRMS THAT  
THIS DOCUMENT DOES NOT CONTAIN A  
SOCIAL SECURITY NUMBER (NRS 239B.030)



SHAWNYNE GARREN, RECORDER E07

APN: 1320-07-801-057

Recording Requested by:  
Grantor, Genoa Investment Group LLC

WHEN RECORDED MAIL TO:  
SEND TAX DOCUMENTS TO:  
Bill Garrison Family Trust  
P.O. Box 43  
Genoa, NV 89411

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

GENOA INVESTMENT GROUP LLC, a Nevada Limited Liability Company, without consideration, does hereby  
remise, release and forever quitclaim all right, title and interest to the BILL GARRISON FAMILY TRUST, dated  
December 7, 2022, WILLIAM L. GARRISON and JENNY GARRISON, as Trustees, the following described real  
property situated in Douglas County, State of Nevada, bounded and described as:

See Exhibit A attached hereto and made a part hereof.

Which has the address of: 2209 Enterprise Lane.

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

IN WITNESS THEREOF, Managers of GENOA INVESTMENT GROUP LLC, WILLIAM GARRISON and  
SANFORD JOHNSON, and Trustees of the BILL GARRISON FAMILY TRUST, WILLIAM L. GARRISON and  
JENNY GARRISON have signed and sealed these presents the day and year below written.

October 10, 2023  
William Garrison  
WILLIAM GARRISON, Manager of  
Genoa Investment Group LLC

William L. Garrison  
WILLIAM L. GARRISON as Trustee of  
the Bill Garrison Family Trust

Sanford Johnson  
SANFORD JOHNSON, Manager of  
Genoa Investment Group LLC

Jenny Garrison  
JENNY GARRISON as Trustee of the  
Bill Garrison Family Trust

STATE OF NEVADA )  
CARSON CITY )

This instrument was acknowledged before me on October 10, 2023, by WILLIAM L.  
GARRISON, SANFORD JOHNSON and JENNY GARRISON.

Melinda McConnell-Kelly  
NOTARY PUBLIC

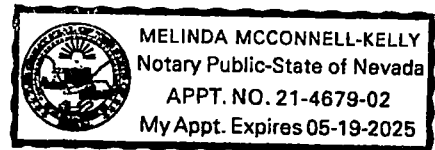


Exhibit A

**UNIT 4-5 GENOA GENERAL STORAGE**

February 8, 2022

A parcel of land located within the Southeast one-quarter of Section 7, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of Unit 4-5 as shown on Record of Survey #4 for Genoa General Storage recorded as Document No. 2022-980835 of the Douglas County Recorder's Office, which bears N 56°24'10" W, 112.70 feet from the Southeast corner of Lot 2 as shown on said Record of Survey;

thence N 89°53'00" W, 32.00 feet;

thence N 00°07'00" E, 50.00 feet;

thence S 89°53'00" E, 32.00 feet;

thence S 00°07'00" W, 50.00 feet to the POINT OF BEGINNING;

Containing 1,600 square feet, more or less.

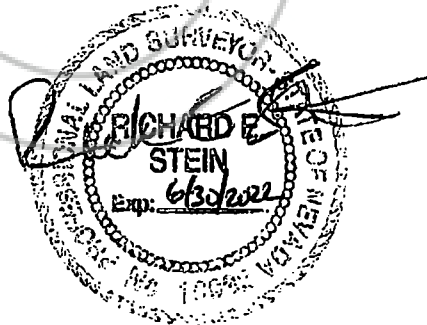
Basis of Bearing:

Easterly line of Parcel 4B as shown on the Parcel Map for Ronald F. Thaheld and Fred H. Thaheld, Recorded as Document #111959 of the Douglas County Recorder's Office. (N 00°07'00"E)

**PREPARED BY:**

Richard E. Stein, PLS #16932  
1605 Orchard St.  
Cove, OR 97824  
(541) 602-2879

APN: 1320-07-801-057



2/9/2022

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-07-801-057  
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - J</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  
 c. 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 <u>William Garrison</u>	Capacity <u>Grantor -Manager</u>
Signature <u>S. M. Johnson</u>	Capacity <u>Grantor -Manager-Trustee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)

Print Name: <u>William Garrison and Sanford Johnson-Managers</u>	Print Name: <u>William L. Garrison and Jenny Garrison - Trustees</u>
Address: <u>2218 Enterprise Lane</u>	Address: <u>P.O. Box 43</u>
City: <u>Minden</u>	City: <u>Genoa</u>
State: <u>NV</u> Zip: <u>89423</u>	State: <u>NV</u> Zip: <u>89411</u>

COMPANY/PERSON REQUESTING RECORDING  
 (required if not the seller or buyer)

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

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