

APN: 1219-03-001-021

RECORDING REQUESTED BY:

Katie Nichols & James M. Nichols, III
268 Beverly Way
Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO

Katie Nichols & James M. Nichols, III, Trustees
268 Beverly Way
Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 2nd day of November, 2023, by first party, Grantors, Katie Nichols and James M. Nichols, III, wife and husband as joint tenants, whose post office address is 268 Beverly Way, Gardnerville, NV 89460, hereby grant to second party, Grantees, James M. Nichos, III and Katie Dell Nichols, Trustees of The Nichols Family Trust, Dated November 2, 2023, whose post office address is 268 Beverly Way, Gardnerville, NV 89460.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Katie Nichols

James M. Nichos, III

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 2 day of November, 2023 James M. Nichos, III and Katie Nichols.

Notary Public

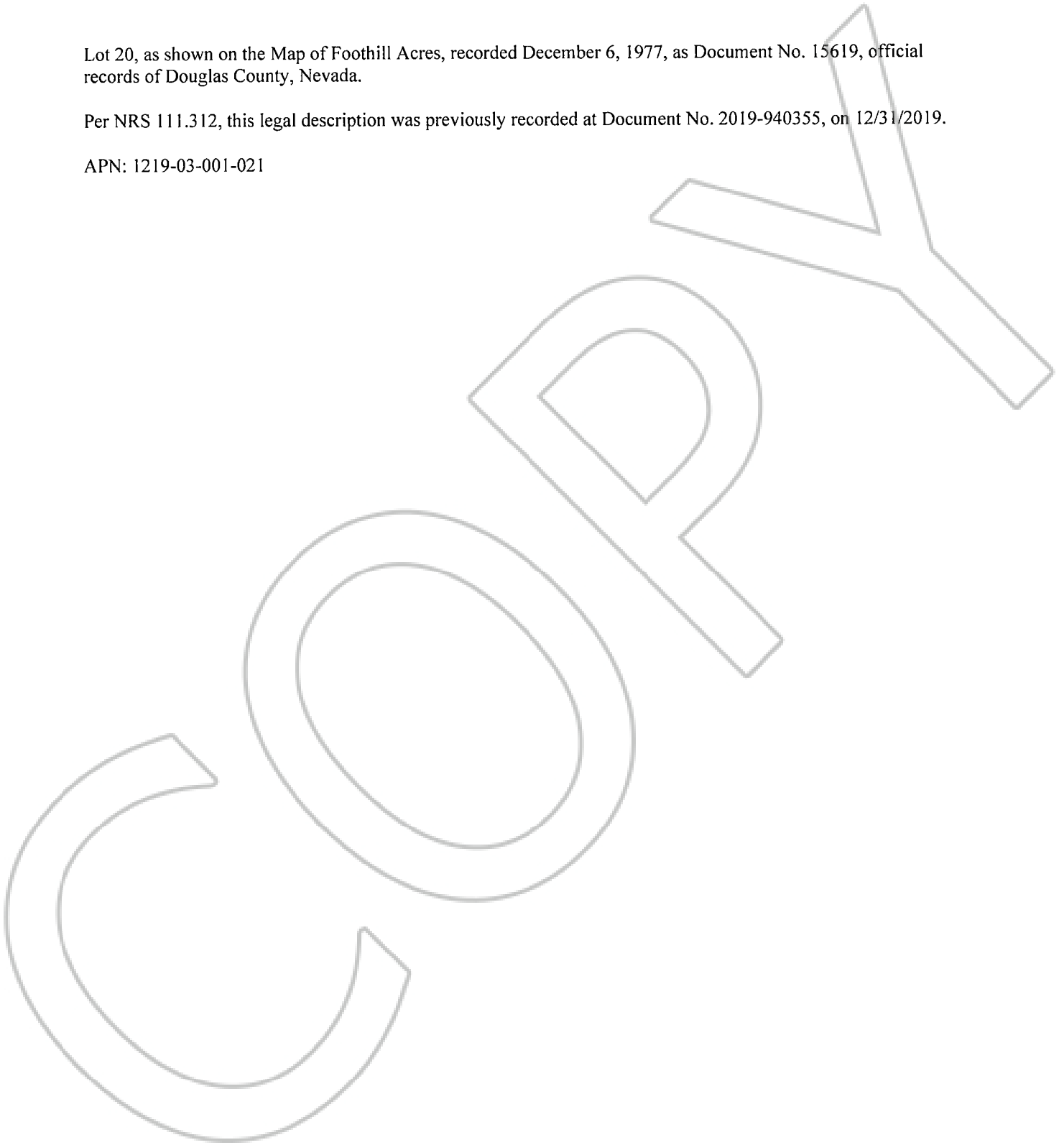


EXHIBIT "A"

Lot 20, as shown on the Map of Foothill Acres, recorded December 6, 1977, as Document No. 15619, official records of Douglas County, Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 2019-940355, on 12/31/2019.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1219-03-001-021
 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: <u>11/02/23</u>	
NOTES: <u>[Signature]</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: \$ _____

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: _____ %

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 [Signature] Capacity _____ Grantor
 Signature _____ Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Katie Nichols & James M. Nichols, III
 Address: 268 Beverly Way
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Katie Nichols & James M. Nichols, III, TTEE
 Address: 268 Beverly Way
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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