

APN: 1320-30-211-004

Recorded at the Request of/Return to:  
HERITAGE LAW  
1625 Highway 88, Suite 304  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER E07

Mail Future Tax Statements To:  
SHARON ELIZABETH OWENS-AVEY, Trustee  
*Avey Family Survivor's Trust*  
PO Box 2470  
Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording DOES contain personal information as required by law.

**QUITCLAIM DEED**

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, SHARON ELIZABETH OWENS-AVEY, surviving Grantor and sole Trustee of the *Avey Family Trust*, dated March 11, 2002, and any amendments thereto, does hereby remise, release, and forever quitclaim and transfer to

SHARON ELIZABETH OWENS-AVEY, Trustee of the *Avey Family Survivor's Trust*, dated March 11, 2002, and any amendments thereto, as to an undivided 100% interest, all the real property situated at 1726 Cedarwood Drive, Minden, Douglas County, Nevada, and more precisely described as:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF**

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to:

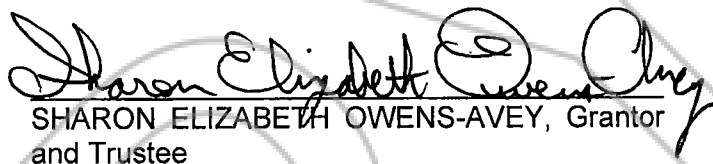
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Pursuant to NRS 111.312, the above legal description previously appeared in *Grant, Bargain, and Sale Deed* recorded on September 30, 2022, as Document No. 2022-990443.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

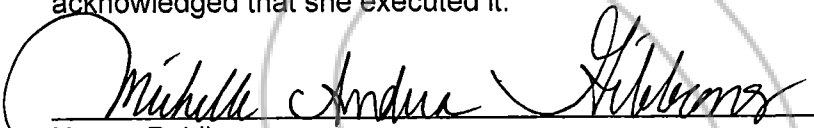
Dated: November 28, 2023.


*Avey Family Trust, dated March 11, 2002, and any amendments thereto*

  
SHARON ELIZABETH OWENS-AVEY, Grantor  
and Trustee

STATE OF NEVADA            )  
                                          : ss.  
COUNTY OF DOUGLAS        )

On November 28, 2023, before me, a Notary Public, personally appeared SHARON ELIZABETH OWENS-AVEY, personally know to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

  
Notary Public

 MICHELLE ANDRA GIBBONS  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 21-1975-05 - Expires January 4, 2025

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**EXHIBIT "A"  
LEGAL DESCRIPTION**

**LOT 6, IN BLOCK G, EXCEPT THEREFROM ALL THOSE PORTIONS OF SAID LOTS IN BLOCK "G", WHICH LIES WITHIN THE HIGH WATER MARK OF THE CARSON RIVER, AS IT NOW EXISTS, AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 5, 1979, IN BOOK 1079, PAGE 440, DOCUMENT NO. 37417, AND CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, IN BOOK 780, PAGE 783, DOCUMENT NO. 46166, AND CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1991, IN BOOK 191, PAGE 3820, DOCUMENT NO. 243938.**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-30-277-004  
 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>11/29/23</u>	
NOTES: <u>Trust OK - AB</u>	

3. Total Value/Sales Price of Property: \$ 0.00  
 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

5. 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 [Signature] Capacity Agent for Grantor

Signature [Signature] Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Sharon Elizabeth Owens-Avey, TTEE  
 Address: PO Box 2470  
 City: Minden  
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Sharon Elizabeth Owens-Avey, TTEE  
 Address: PO Box 2470  
 City: Minden  
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: HERITAGE LAW Escrow # \_\_\_\_\_  
 Address: 1625 STATE ROUTE 88, STE 304  
 City: MINDEN State: MINDEN Zip: 89423

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