

APN: 1220-21-511-005

Recorded at the Request of/Return To:
HERITAGE LAW
1625 State Route 88, Suite 304
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E07

Mail Future Tax Statements To:
KAREN L. VIPPERMAN, Trustee
2858 San Juan Circle
Minden, NV 89423

The undersigned hereby affirm that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, KAREN VIPPERMAN, a married woman as her sole and separate property, does hereby remise, release, and forever quitclaim and transfer all interest in 1344 Cahi Circle, Gardnerville, Douglas County, Nevada 89460, APN# 1220-21-511-005, to KAREN L. VIPPERMAN, Trustee of the *Gratitude Attitude Trust, dated December 7, 2023*, and any amendments thereto, the real property situated in Gardnerville, Douglas County, State of Nevada, more precisely described as:

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

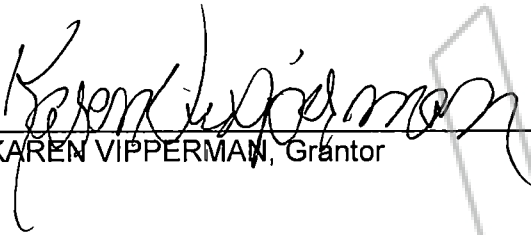
Pursuant to NRS 111.312, the above legal description was previously recorded in that certain *Quit Claim Deed* recorded as Document No. 2020-950894 of Official Records of Douglas County, State of Nevada, on August 17, 2020.

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

Please mail tax statements to the above address.

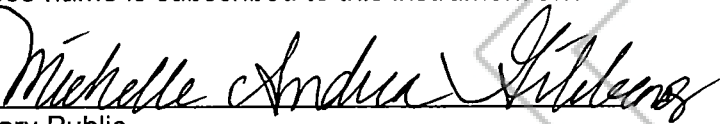
This deed was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: December 7, 2023.


KAREN VIPPERMAN, Grantor

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On December 7, 2023, before me, a Notary Public, personally appeared KAREN VIPPERMAN personally known 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.

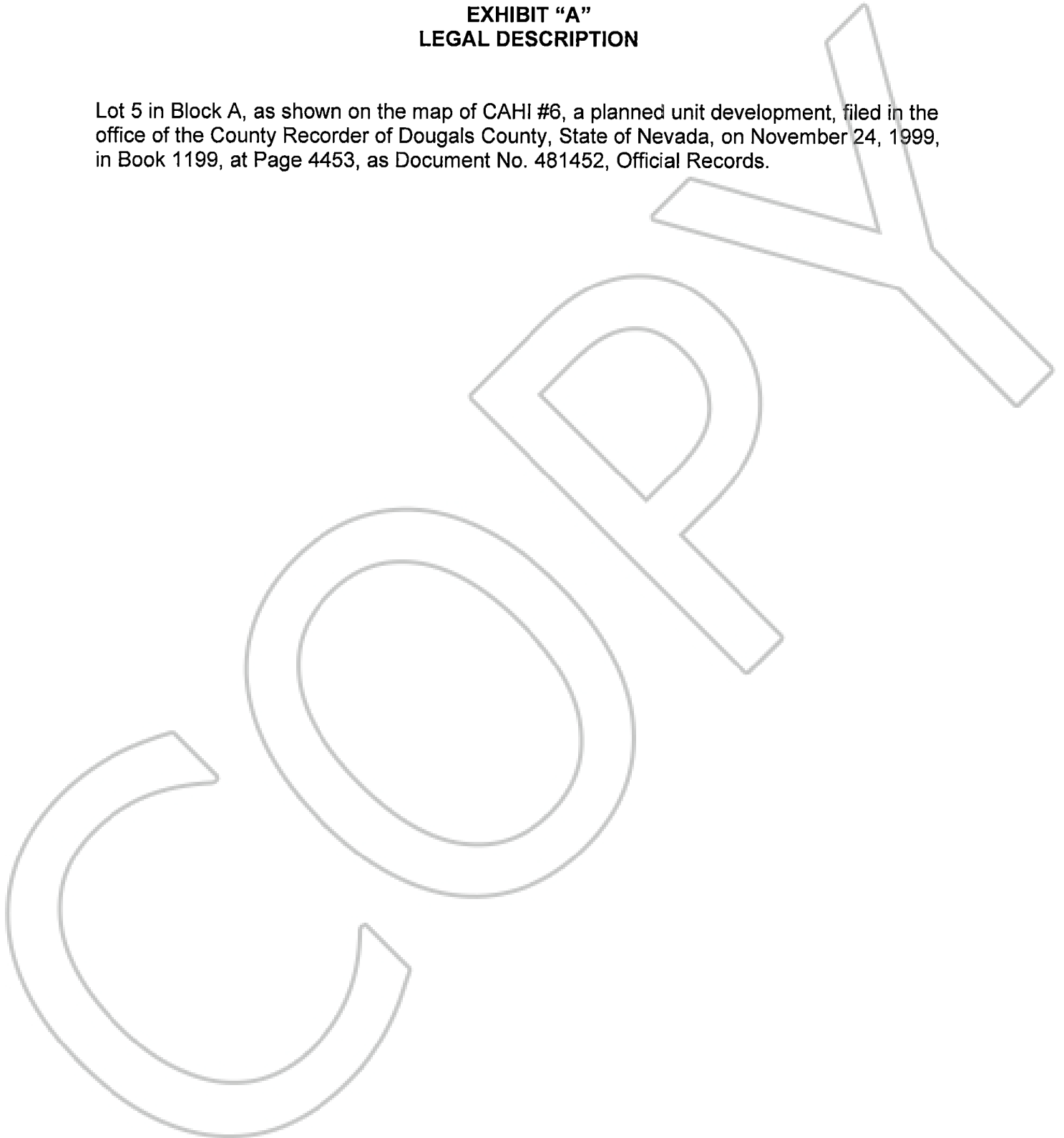

Notary Public

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

APN: 1220-21-511-005

**EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 5 in Block A, as shown on the map of CAHI #6, a planned unit development, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 1999, in Book 1199, at Page 4453, as Document No. 481452, Official Records.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-511-005
 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 - JT</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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Karen Vipperman
 Address: 2858 San Juan Circle
 City: Minden
 State: Nevada Zip: 89423

Print Name: Karen L. Vipperman, TTEE
 Address: 2858 San Juan Circle
 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)