

APN # 1320-27-001-015
**RECORDING REQUESTED
AND RETURN TO:**

James M. & Susan E. Antti
1780 Buckthorn Ct.
Minden, NV 89423

MAILTAX STATEMENTS TO:
James M. & Susan E. Antti, Trustees
1780 Buckthorn Ct.
Minden, NV 89423



QUITCLAIM DEED

James M. Antti and Susan E. Antti, husband and wife as community property with right of survivorship, hereby quitclaims to **James M. Antti and Susan E. Antti**, trustee(s) or successor trustee(s) of the **ANTTI FAMILY TRUST DATED JANUARY 13, 2023**, the following described real estate in Douglas County, State of Nevada:

SEE ATTACHMENT "EXHIBIT 'A'"

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

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. 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: January 13th, 2023

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

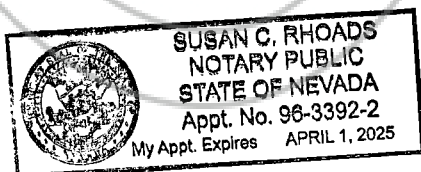
JAMES M. ANTTI

SUSAN E. ANTTI

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

ACKNOWLEDGEMENT

Personally came before me this January 13th, 2023, the above named **James M. Antti and Susan E. Antti** to me known to be the persons who executed the foregoing instrument and acknowledge the same.



Susan C. Rhoads, Notary Public
Washoe County, Nevada
My Commission Expires 04/01/2025

EXHIBIT 'A'

The land referred to herein is situated in the State of Nevada, County of DOUGLAS described as follows:

Being a portion of the South ½ of the North East ¼ of Section 27, Township 13 North. Range 20 East M. D. B. &M., further described as follows:

Lot 5 as set forth on Final Subdivision Map PD #01-018 for GMG Development, LLC, filed for record in the office of the County Recorder of Douglas County, State of Nevada on January 30, 2002, in Book 0102, at Page 8899, as Document 533512.

APN 1320-27-001-015

EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbons as deeded to STOCK PETROLEUM CO., INC. in Document recorded March 13, 1980 in Book 380, Page 1315, as Document No. 42677, Official Records of Douglas County, Nevada.

NOTE(NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on August 22, 2005, as Document No. 652846, of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s)**
1320-27-001-015

2. **Type of Property:**

- a) Vacant Land
- b) Condo/Twnhse
- c) Apt. Bldg.
- d) Agricultural
- e) other
- f)
- g)
- h)
- i)
- j)

Single Fam. Res.
2-4 Plex
Comm'l/Ind'l
Mobile Home

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:** \$0
 Deed in Lieu of foreclosure Only (value of property) \$0
 Transfer Tax Value: \$0
 Real Property Transfer Tax Due: \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer to a revocable living trust without consideration. James M. Antti & Susan E. Antti are the creators and trustors of the Antti Family Trust Dated 1/13/23

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 taxes 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: Trustee

Signature: [Signature] Capacity: Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: James M. Antti & Susan E. Antti

Address: 1780 Buckthorn Ct.

City: Minden

State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: James M. Antti & Susan E. Antti

Address: 1780 Buckthorn Ct.

City: Minden

State: NV Zip: 89423

TTEE of the
Antti
Family Trust
DTD 1/13/23

COMPANY /PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Lifeline Estate Services Inc.

Address: 3708 Lakeside Dr. Suite 202

City: Reno

State: NV

Zip: 89509

Escrow #

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)