

APN: 1219-26-001-055

AFTER RECORDING RETURN TO:

Mark W. Knobel, Esq.
McDONALD CARANO LLP
100 West Liberty Street, 10th Floor
Reno, Nevada 89501

**GRANTEE'S ADDRESS IS &
MAIL TAX STATEMENTS TO:**

Mail Future Tax Statements To:
SARA H. GROENENDYKE, Trustee
551 Foothill Rd.
Gardnerville, NV89460

The undersigned hereby affirms that this document submitted for recording does not contain social security number of any person or persons. (Per NRS 239B.030).

QUITCLAIM DEED

THIS DEED is entered into this 2 day of March, 2023, by and between SARA H. GROENENDYKE, Trustee of the GROENENDYKE FAMILY TRUST, dated March 2, 1978, as amended, as Grantor, and SARA H. GROENENDYKE, Trustee of the GROENENDYKE SURVIVOR'S TRUST, created under the GROENENDYKE FAMILY TRUST, dated March 2, 1978, as amended, as Grantee.

Grantor, without consideration, hereby quitclaims and conveys to the Grantee, and to Grantee's successors in trust, all of its right, title and interest in and to that certain real property situate in County of Douglas, State of Nevada, commonly known as 551 Foothill Rd., Gardnerville, NV 89460, and more particularly described as Exhibit "A" attached hereto.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; together with all water and water rights, ditches, and ditch rights appurtenant thereto or used in connection therewith.

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantee, and to its successors in trust.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand on the day and year first above written.

**GROENENDYKE FAMILY TRUST, dated
March 2, 1978, as amended**

By: *Sara H. Groenendyke*
SARA H. GROENENDYKE, Trustee

STATE OF NEVADA)
)ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on March 2, 2023 by SARA H. GROENENDYKE, Trustee of the GROENENDYKE FAMILY TRUST, dated March 2, 1978, as amended.

Jennifer Dooley
Notary Public

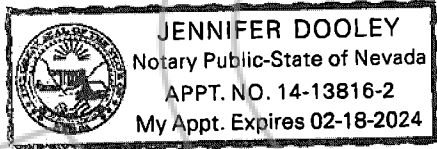


EXHIBIT "A"
APN: 1219-26-001-055
Legal Description

That property situated in the County of Douglas State of Nevada, and legally described as follows:

Parcel 2A further shown on division of land into large parcels for DON and TONI ROOKER, recorded in the Office of the Douglas County Recorder on January 10, 1992, in Book 192, Page 1050, as Document No. 268706 of Official Records.

This legal description is taken from Document No: 2021-966022 recorded on 04/22/2021, in the official records of the Douglas County Recorder's Office, State of Nevada.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1219-26-001-055
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Verified Trust - js</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 Property being transferred into the Groenendyke Survivor's 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 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 *Sara H. Groenendyke* Capacity for Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED) Sara H. Groenendyke, Trustee	(REQUIRED) Sara H. Groenendyke, Trustee
Print Name: the Groenendyke Family Trust	Print Name: the Groenendyke Survivor's Trust
Address: 551 Foothill Rd.	Address: 551 Foothill Rd.
City: Gardnerville	City: Gardnerville
State: NV Zip: 89460	State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: McDonald Carano LLP Escrow # _____
 Address: P.O. Box 2670
 City: Reno State: NV Zip: 89505

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)