



SHAWNYNE GARREN, RECORDER E07

APN# 1320-29-111-031

Recording Requested by/Mail to:

Name: Adler & Villanueva, LLC

Address: 111 W. Telegraph St,#200

City/State/Zip: Carson City, NV 89703

Mail Tax Statements to:

Name: Julie Ann Nicholson & Richard Keith Carter, TTs

Address: 1178 Wisteria Drive

City/State/Zip: Minden, NV 89423

Quitclaim Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Julie A. Nicholson  
Signature

Julie Ann Nicholson, Co-Trustee

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A.P.N.: 1320-29-111-031

WHEN RECORDED MAIL TO:  
Silvia U. Villanueva, Esq.  
ADLER & VILLANUEVA, LLC  
111 W. Telegraph Street, Ste. 200  
Carson City, Nevada 89703

MAIL TAX STATEMENTS TO:  
Julie Ann Nicholson & Richard Keith Carter, Successor Trustees  
1178 Wisteria Drive  
Minden, Nevada 89423

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Julie Ann Nicholson and Richard Keith Carter, as Co-Successor Trustees for THE PRIOSTE FAMILY TRUST, dated November 3, 2005, as amended, does forever quitclaim to JULIE ANN NICHOLSON, a single woman as her sole and separate property; THOMAS DONALD NICHOLSON, a married man as his sole and separate property; BONNIE JEAN BERNARD, a single woman; and RICHARD KEITH CARTER, a married man as his sole and separate property, in equal shares as tenants in common all that certain lot, piece or parcel of land situated in Douglas County, State of Nevada, commonly known as, 1121 White Oak Loop, Minden, Nevada 89423, bounded and described as follows:

Parcel 1:

Unit 308 as shown on that certain Record of Survey filed for record in the Office of the County Recorder of Douglas County, Nevada on June 9, 1997 in Book 697, at Page 1495 as Document No. 414454, Official Records being a Boundary Line Adjustment of the Final Map No. 1008-7A for WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, filed for record in the Office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195, Page 2675, Document No. 374950,

Official Records.

Parcel 2:

A non-exclusive easement for use, enjoyment ingress and egress over the common area as set forth in Declaration of Covenants Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

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

IN WITNESS WHEREOF, JULIE ANN NICHOLSON and RICHARD KEITH CARTER, as Co-Successor Trustees for THE PRIOSTE FAMILY TRUST, dated November 3, 2005, as amended.

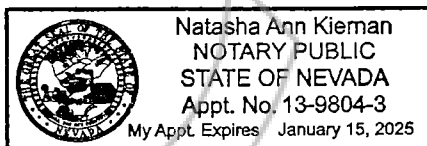
DATED this 30<sup>th</sup> day of March, 2023.

  
JULIE ANN NICHOLSON

  
RICHARD KEITH CARTER

On this 30<sup>th</sup> day of March, 2023, personally appeared before me, a Notary Public in and for the County of Carson City and State of Nevada JULIE ANN NICHOLSON and RICHARD KEITH CARTER, known to me to be the persons described in and who executed the foregoing Quitclaim Deed, and duly acknowledged to me that they executed the same freely and voluntarily and for the uses and proposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-29-111-031  
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - G</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$0.00  
 Transfer Tax Value: \$ \$0.00  
 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: Transfer from Trust to beneficiaries of 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 Julie A. Nicholson Capacity Julie Ann Nicholson, Co-Successor TT  
 Signature Richard K. Carter Capacity Richard Keith Carter, Co-Successor TT

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: The Prioste Family Trust  
 Address: 1178 Wisteria Drive  
 City: Minden  
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Julie, Thomas, Bonnie and Richard,  
 Address: 1178 Wisteria Drive  
 City: Minden  
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: ADLER & VILLANUEVA, LLC Escrow # n/a  
 Address: 204 N. Minnesota Street, Suite A  
 City: Carson City State: Nevada Zip: 89703

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