

APN: 1220-15-210-031

RECORDING REQUESTED BY:

Ralph Mathew Nisse & Virginia Arlene Nisse
1441 S. Riverview Dr.
Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

Ralph M. Nisse & Virginia A. Nisse, Trustees
1441 S. Riverview Dr.
Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 14th day of August, 2023, by first party, Grantors, RALPH MATHEW NISSE and VIRGINIA ARLENE NISSE, husband and wife as joint tenants with right of survivorship, whose post office address is 1441 S. Riverview Drive, Gardnerville, NV 89460, to second party, Grantees, RALPH M. NISSE and VIRGINIA A. NISSE, Trustees of THE NISSE FAMILY TRUST, Dated August 14, 2023, whose post office address is 1441 S. Riverview Drive, Gardnerville, NV 89460.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Ralph Mathew Nisse
Ralph Mathew Nisse
Virginia Arlene Nisse
Virginia Arlene Nisse

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 14 day of AUGUST, 2023, by Ralph Mathew Nisse and Virginia Arlene Nisse.

Elizabeth Del Real
Notary Public

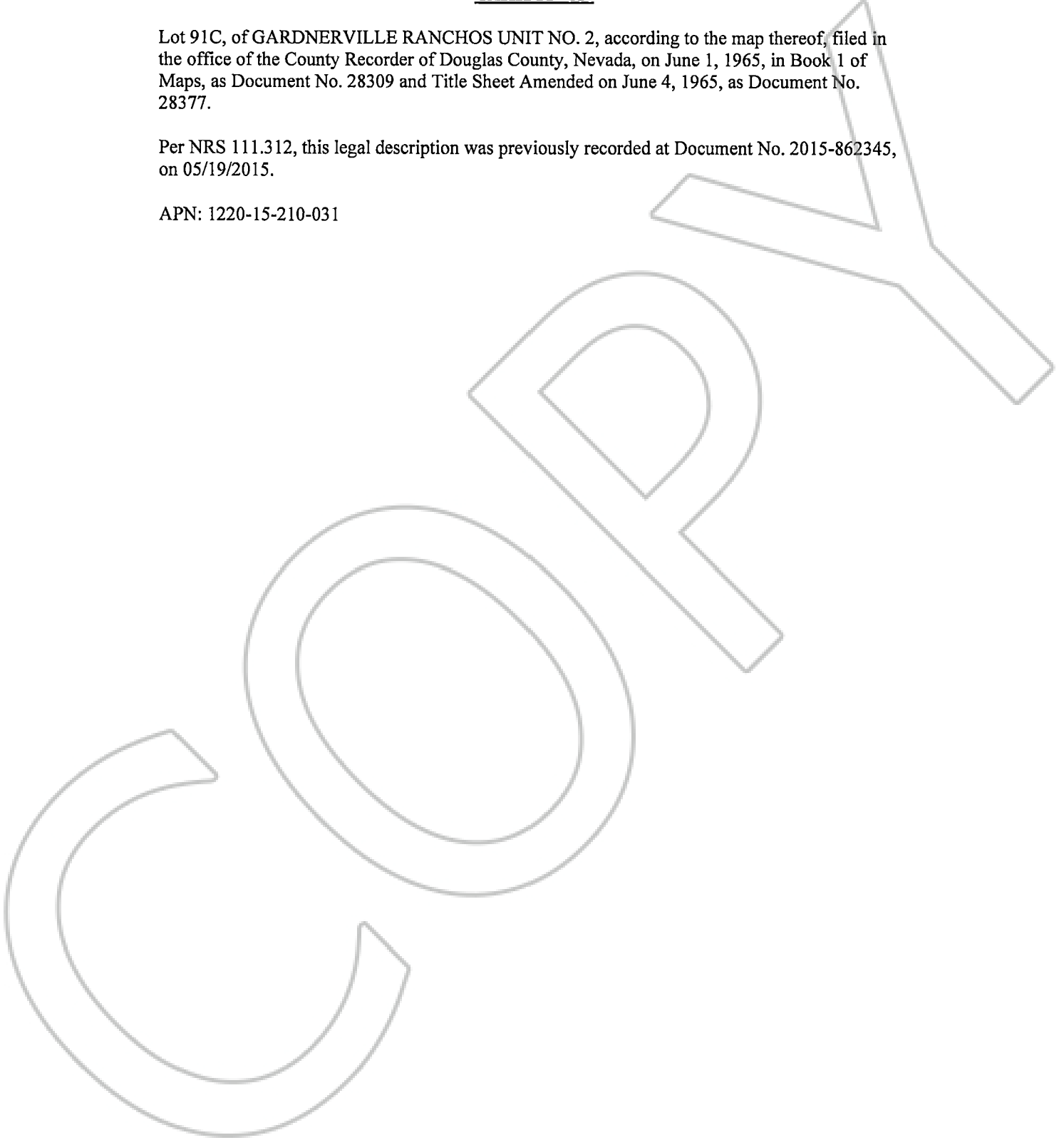


EXHIBIT "A"

Lot 91C, of GARDNERVILLE RANCHOS UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, in Book 1 of Maps, as Document No. 28309 and Title Sheet Amended on June 4, 1965, as Document No. 28377.

Per NRS 111.312, this legal description was previously recorded at Document No. 2015-862345, on 05/19/2015.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-15-210-031
 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Transfer Trust - P</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: Transfer to Trust without consideration

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 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 Virginia A. Nisse Capacity _____ Grantor

Signature Ralph A. Nisse Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ralph Mathew Nisse & Virginia Arlene Nisse
 Address: 1441 S Riverview Dr.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ralph A. Nisse & Virginia A. Nisse, TTEES
 Address: 1441 S. Riverview Dr.
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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