

APN# 1420-08-210-008

**Recording Requested by/Mail to:**

Name: ADLER & VILLANUEVA, LLC

Address: 111 W. TELEGRAPH STREET, STE. 200

City/State/Zip: CARSON CITY, NV 89703

**Mail Tax Statements to:**

Name: John U. Fickers

Address: 1002 Haystack Drive

City/State/Zip: Carson City, NV 89705



SHAWNYNE GARREN, RECORDER

E07

**QUITCLAIM DEED**

**Title of Document** (required)

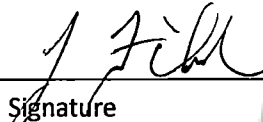
**Please complete the Affirmation Statement below:**

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)  **Military Discharge** – NRS 419.020 (2)  
 **Other NRS** \_\_\_\_\_ (state specific law)

**-OR-**

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

  
\_\_\_\_\_  
Signature

John U. Fickers aka Johannes U. Fickers  
Printed Name

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

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

A.P.N.: 1420-08-210-008

WHEN RECORDED MAIL TO:

Silvia U. Villanueva, Esq.  
ADLER & VILLANUEVA, LLC  
111 W. Telegraph Street, Suite 200  
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

John U. Fikkers, TT  
1002 Haystack Drive  
Carson City, Nevada 89705

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That JOHN U. FIKKERS, an unmarried man, does forever quitclaim to JOHN U. FIKKERS A.K.A. JOHANNES U. FIKKERS, as Trustee for THE FIKKERS FAMILY REVOCABLE TRUST, dated January 4, 2024, all that certain lot, piece or parcel of land situated in Douglas County, State of Nevada more commonly referred to as 1002 Haystack Drive, Carson City, Nevada 89705, bounded and described as follows:

Lot 31, in Block A, as set forth on that certain Final Map of SUNRIDGE HEIGHTS, PHASE 3, a Planned Unit Development, recorded in the office of the Douglas County recorder on June 1, 1994 in Book 694, Page 1, as Document No. 338607, Official Records.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, including easements and water rights, if any thereto belonging or appertaining, and any revisions, remainders, rent, issues or profits thereof.

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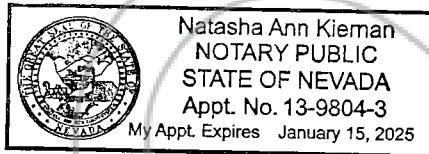
IN WITNESS WHEREOF, executed on this 4<sup>th</sup>, day of January 2024

  
\_\_\_\_\_  
JOHN U. FIKKERS

STATE OF NEVADA        )  
                                      :ss.  
CARSON CITY            )

On this 4<sup>th</sup> day of January 2024, personally appeared before me, a Notary Public in and for the County and State aforesaid JOHN U. FIKKERS, known to me to be the person described in and who executed the foregoing Quitclaim Deed, and duly acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes 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. Assessor Parcel Number(s)  
 a) 1420-08-210-008  
 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: <u>1/8/24</u>	
NOTES: <u>Trust OR 1/8</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 to Trust without Consideration

5. Partial Interest: Percentage being transferred: 100.0%

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 J Fikkers Capacity Grantor/Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: John U. Fikkers  
 Address: 1002 Haystack Drive  
 City: Carson City  
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 John U. Fikkers aka Johannes U. Fikkers, Trustee of The Fikkers Family Revocable Trust, dated 01/04/2024  
 Print Name: Family Revocable Trust, dated 01/04/2024  
 Address: 1002 Haystack Drive  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Adler & Villanueva, LLC Escrow # \_\_\_\_\_  
 Address: 111 W. Telegraph Street, Ste. 200  
 City: Carson City State: NV Zip: 89703