



SHAWNYNE GARREN, RECORDER

E07

APN: 1220-12-210-014

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

**This Document Prepared By:**

DANIEL GIUDICI

Flynn Giudici, PLLC

708 University Way

Suite 200

Reno, Nevada 89501

(775) 406-9595

**After Recording, Return and**

**Mail Tax Statements To:**

Julius Richard Soldo and Carolyn Jeanne Soldo, as co-Trustees

1863 Crockett Lane

Gardnerville, NV 89410

**Send Subsequent Tax Bills To:**

Julius Richard Soldo and Carolyn Jeanne Soldo, as co-Trustees

1863 Crockett Lane

Gardnerville, NV 89410

Phone: (775) 220-9210/(775) 782-7238

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

JULIUS R. SOLDO and CAROLYN J. SOLDO, husband and wife,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby CONVEY AND QUITCLAIM to:

JULIUS RICHARD SOLDO and CAROLYN JEANNE SOLDO, as co-Trustees of THE SOLDO LIVING TRUST, U/A dated December 14, 2023, the GRANTEE,

Whose mailing address is 1863 Crockett Lane, Gardnerville, NV 89410;

All of the following described real estate situated in the County of Douglas, State of NV:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain and Sale Deed, recorded on October 30, 2021, as Document No. 0526682 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 1863 Crockett Lane, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

DATED: December 14, 2023.

Julius R. Soldo  
Julius R. Soldo

Carolyn J. Soldo  
Carolyn J. Soldo

State of Nevada  
County of Washoe

This instrument was acknowledged before me on this December 14, 2023, by JULIUS R. SOLDO and CAROLYN J. SOLDO.

(Notary stamp)



Anthony Thomas Wait  
(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

Julius R. Soldo  
JULIUS R. SOLDO

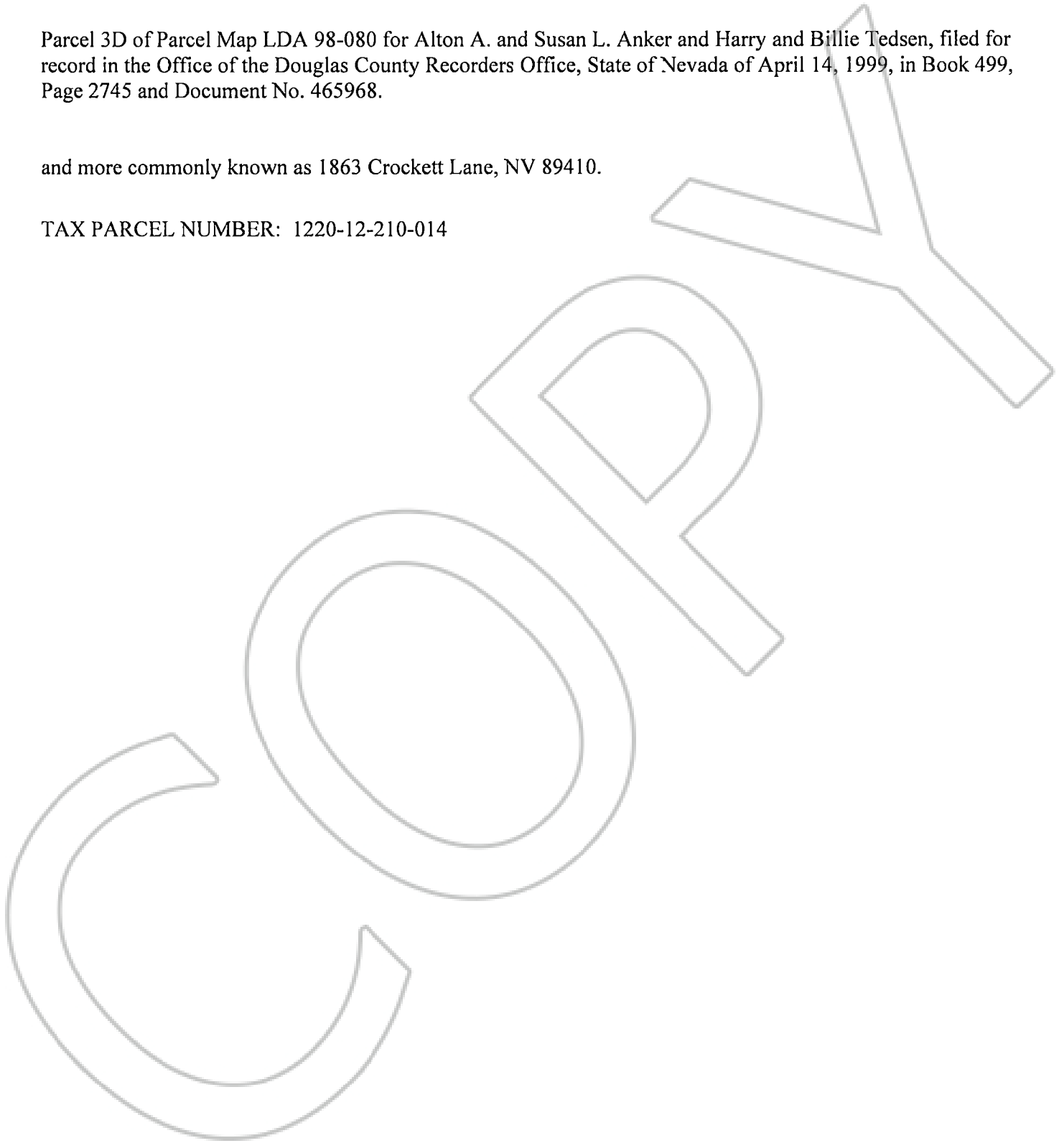
Carolyn J. Soldo  
CAROLYN J. SOLDO

**EXHIBIT A**

Parcel 3D of Parcel Map LDA 98-080 for Alton A. and Susan L. Anker and Harry and Billie Tedsen, filed for record in the Office of the Douglas County Recorders Office, State of Nevada of April 14, 1999, in Book 499, Page 2745 and Document No. 465968.

and more commonly known as 1863 Crockett Lane, NV 89410.

TAX PARCEL NUMBER: 1220-12-210-014



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):  
 a. 1220-12-210-014  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Verified Trust - JT</i>	

2. Type of Property:
- |   |   |
|---|---|
| a. <input type="checkbox"/> Vacant Land     | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Townhouse | 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                 |
| <input type="checkbox"/> Other: _____       |   |

3. a. Total Value /Sales Price of Property: **NO SALE**  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
 c. Transfer Tax Value: \$ 0.00  
 d. 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 without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5 Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declare and acknowledge, 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: *Carolyn J Soldo Julius Richard Soldo* Capacity: Grantor  
 Signature: *Carolyn J Soldo Julius Richard Soldo* Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Julius R. Soldo and Carolyn J. Soldo  
  
 Address: 1863 Crockett Lane  
 City: Gardnerville  
 State NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Julius Richard Soldo and Carolyn Jeanne Soldo, co-trustees of THE SOLDO LIVING TRUST  
 Address: Same as Grantor  
 City: Same as Grantor  
 State: Same as Grantor Zip: Same as Grantor

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 DANIEL GIUDICI  
 Flynn Giudici, PLLC  
 708 University Way, Suite 200  
 Reno, Nevada 89501

**AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED**