

APN: 1320-33-817-002

Recorded at the Request of/Return to:
HERITAGE LAW
1625 Highway 88, Suite 304
Minden, NV 89423



SHAWNYNE GARREN, RECORDER E07

Mail Future Tax Statements To:
CECILLE A. HANSON, Trustee
PO Box 579
Gardnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording DOES contain personal information as required by law.

QUITCLAIM DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, CECILLE A. HANSON, surviving Grantor and sole Trustee of the *Hanson 1995 Revocable Trust, dated April 25, 1995, aka the Hanson 1995 Revocable Trust – Family Trust, dated April 25, 1995*, and any amendments thereto, does hereby remise, release, and forever quitclaim and transfer to:

CECILLE A. HANSON, Trustee of the *Cecille A. Hanson 2011 Survivor's Trust, dated December 26, 2019*, and any amendments thereto, the real property known as and located at 1455 Harvest Avenue, Gardnerville, Douglas County, Nevada, situated in the County of Douglas, State of Nevada, and more precisely described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF

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

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Pursuant to NRS 111.312, the above legal description previously appeared in *Grant, Bargain, and Sale Deed* recorded on August 16, 2013, as Document No. 2013-828995.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: January 18, 2024.

*Hanson 1995 Revocable Trust,
dated April 25, 1995, aka Hanson 1995
Revocable Trust – Family Trust, dated April 25,
1995*

Cecille A Hanson

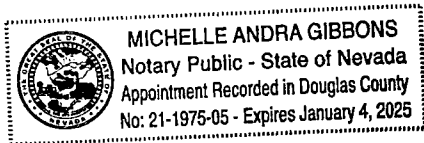
CECILLE A. HANSON, Surviving Grantor and
Sole Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On January 18, 2024, before me, a Notary Public, personally appeared CECILLE A. HANSON, personally know to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

Michelle Andra Gibbons

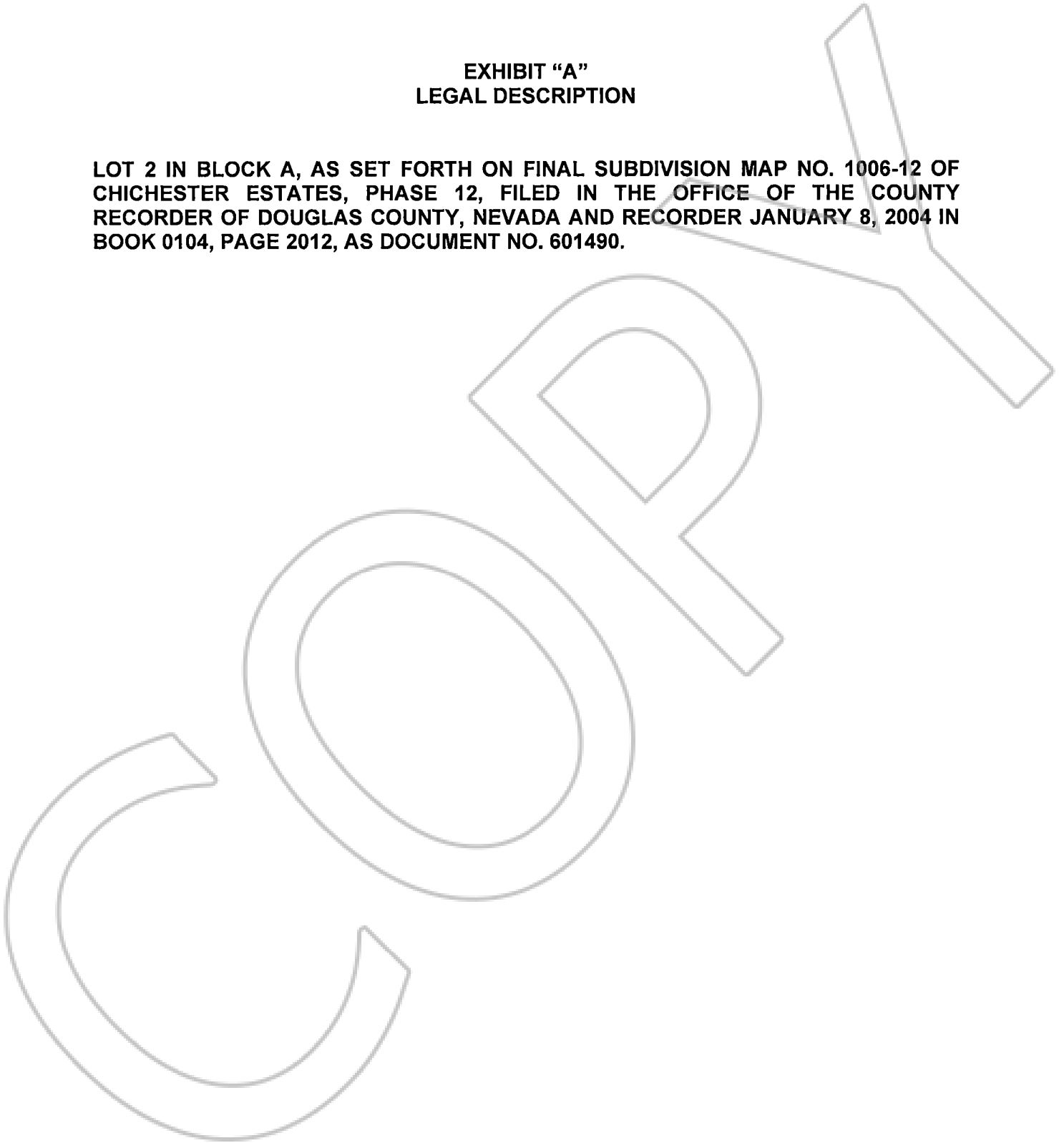
Notary Public



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**EXHIBIT "A"
LEGAL DESCRIPTION**

LOT 2 IN BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-12 OF CHICHESTER ESTATES, PHASE 12, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AND RECORDER JANUARY 8, 2004 IN BOOK 0104, PAGE 2012, AS DOCUMENT NO. 601490.



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1320-33-817-002
 - 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>Verified Trust - J</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: A transfer of title to or from a 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 *Cecille A. Hanson* Capacity Agent for Grantor

Signature *Cecille A. Hanson* Capacity Agent for Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Cecille A. Hanson, TTEE
 Address: PO Box 579
 City: Minden
 State: Nevada Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Cecille A. Hanson, TTEE
 Address: PO Box 579
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: HERITAGE LAW Escrow # _____
 Address: 1625 STATE ROUTE 88, STE 304
 City: MINDEN State: MINDEN Zip: 89423

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