DOUGLAS COUNTY, NV Rec:\$40.00 Total:\$40.00

01/25/2024 02:22 PM

2024-1004256

MILLWARD LAW, LTD

Pgs=3

APN: 1219-25-002-008

When Recorded, Please Return To: Millward Law, Ltd. 1591 Mono Ave. Minden, NV 89423

Mail Future Tax Statements To: Kenneth C. Struven & Jerilyn L. Struven 426 Arlene Marie Lane Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.



SHAWNYNE GARREN, RECORDER

F07

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kenneth C. Struven (also known as Kenneth Christian Struven) and Jerilyn L. Struven (also known as Jerilyn Louise Struven), husband and wife, as joint tenants with Right of Survivorship, do hereby remise, release, and forever quitclaim and transfer all of their interest to Kenneth Christian Struven and Jerilyn Louise Struven, Trustees of the Struven Trust, dated January 17, 2024, and any amendments thereto, in the real property commonly known as 426 Arlene Marie Lane. Gardnerville, Nevada, APN 1219-25-002-008, situated in Douglas County, State of Nevada, more precisely described as:

See Exhibit "A" attached hereto

(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, Sale Deed, recorded on November 28, 2017, as Document Number 2017-907380)

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

Date: January 17, 2024

Kenneth Christian Struven

lerikn Louise Struven

STATE OF NEVADA

SS.

COUNTY OF DOUGLAS

This Quitclaim Deed was acknowledged before me on January 17, 2024, by Kenneth Christian Struven and Jerilyn Louise Struven, who are personally known to me or whose identities were proved to me upon satisfactory evidence.

Notary Public

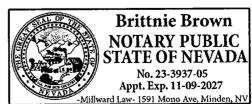


Exhibit "A"

A parcel of land located within a portion of Section 25, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Parcel Adjusted Lot 5 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Wild Goose Limited Partnership, Record of Survey Map No. 411953, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 6, 1997, File No. 411953, Official Records, being more particularly described as follows:

Parcel Commencing at the Southwest corner of Section 30, said point monumented with a stamped 3" aluminum cap - PLS 3090; thence North 00°07'59" East, 29.40 feet along the West line of Section 30 to a point on the Northerly right-of-way line of Fairview Lane; thence South 89°49'50" West, 1451.57 feet along said right-of-way; thence along the arc of the curve to the left having a delta angle of 13°05'49", radius of 2040.00 feet, and an arc length of 466.31 feet; thence South 76°43'32" West, 581.92 feet; thence along the arc of the curve to the right having a delta angle of 27°54'17", a radius of 1960.00 feet; and arc length of 954.58 feet to the Easterly line of Aspen Creek Estates per the Final Map, Document No. 323383; thence along said line North 00°17'14" West, 1182.39 feet; thence South 89°42'46" West, 278.96 feet to the POINT OF BEGINNING: thence South 00°17'14" East 500.66 feet; thence along the arc of a curve to the left, non-tangent to the proceeding course having a delta angle of 35°50'12", radius of 45.00 feet and a chord bearing of South 71°47'40" West for a distance of 27.69 feet; thence North 36°07'26" West, 417.93 feet; thence North 00°17'14" West, 170.37 feet; thence North 89°42'46" East, 271.04 feet to the POINT OF BEGINNING.

APN: 1219-25-002-008

State of Nevada FOR RECORDER'S OPTIONAL USE ONLY **Declaration of Value** Document/Instrument # 1. Assessor Parcel Number(s) 1219-25-002-008 Date of Recording: legified Tourt -Notes: 2 Type of Property: b) Single Fam. Res. d) 2-4 Plex f) Comm'l/Ind'l h) Mobile Home e) 🔲 Apt. Bldg. g) Agricultural i) Other 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: 100.00% 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 therein. Furthermore, the 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. Capacity: Grantor Signature: SELLER (GRANTOR) INFORMATION - REQUIRED **BUYER (GRANTEE) INFORMATION - REQUIRED** Name: Kenneth Christian Struven and Jerilyn Name: Kenneth C Struven & Jerilyn L. Louise Struven, as Trustees of the Struven Trust, dated January 17, 2024 Address: 426 Arlene Marie Lane Address: 426 Arlene Marie Lane City, State, ZIP: Gardnerville, NV 89460 City, State, ZIP: Gardnerville, NV 89460 COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER) Escrow # _____ Print Name: Millward Law, Ltd. Address: 1591 Mono Ave. City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)