

**A.P.N. 1220-15-601-001**

**Recording Requested by  
and Return to:**

Woodburn and Wedge  
Sharon M. Jannuzzi, Esq.  
6100 Neil Road, Suite 500  
Reno, Nevada 89511



00177322202410044210040042

SHAWNYNE GARREN, RECORDER

E07

**Send Tax Statements to Grantee:**

Gregory V. Holst, Trustee  
P.O. Box 9  
Gardnerville, Nevada 89410

**The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)**

**QUITCLAIM DEED**

THIS INDENTURE is made this 24 day of January 2024, by and between GREGORY V. HOLST, Trustee of the BING RESIDENCE TRUST, u/a/d November 25, 2008 ("Grantor") and GREGORY V. HOLST, Trustee of the D. GERALD BING TRUST dated January 17, 2000, as amended ("Grantee").

**WITNESSETH:**

**WHEREAS**, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, RELEASE and FOREVER QUITCLAIM unto the Grantee, and to his successors and assigns forever, all the right, title and interest which the Grantor has or may hereafter acquire in the real property situate in the County of Douglas, State of Nevada, and more particularly described in **Exhibit "A"** attached hereto.

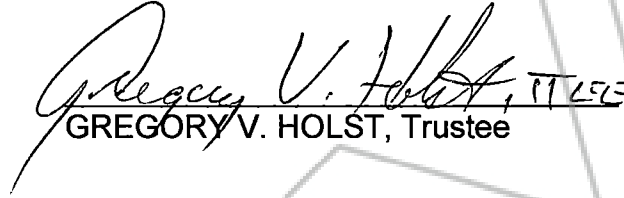
**TOGETHER WITH** the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantor therein or thereto, or which he may hereafter acquire.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the Grantee, his successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

GRANTOR:

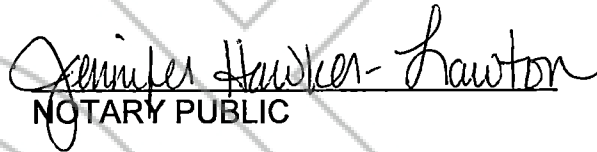
BING RESIDENCE TRUST,  
u/a/d November 25, 2008

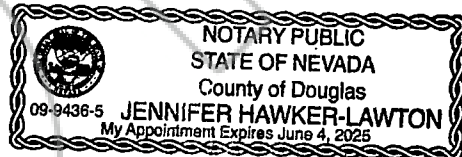
  
GREGORY V. HOLST, Trustee

**Notary Acknowledgment**

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on January 24, 2024, by GREGORY V. HOLST, Trustee of the BING RESIDENCE TRUST, u/a/d November 25, 2008.

  
NOTARY PUBLIC



## EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land lying wholly within the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 12 North, Range 20 East, M.D.B.&M. and being more fully described as follows:

Commencing at the most Easterly corner of Lot 44 as delineated on the Map of Gardnerville Ranchos Unit No. 3, Official Records of Douglas County, Nevada, the True Point of Beginning; thence leaving said boundary on a prolongation of the Southeasterly line of said Lot 44 North  $41^{\circ}30'30''$  East 75.00 feet; thence South  $33^{\circ}21'14''$  East 155.64 feet; thence South  $33^{\circ}47'30''$  West 285.54 feet to a point on the Easterly right of way of Fifth Green Court; thence along said right of way North  $18^{\circ}29'30''$  West 30.12 feet to the beginning of a tangent curve to the left having a central angle of  $30^{\circ}00'00''$  and a radius of 325.00 feet; thence along said curve an arc distance of 170.17 feet to a point on curve being the most Southerly corner of said Lot 44; thence leaving said right of way and curve on a non-radial bearing along the Southeast boundary of said Lot 44 North  $41^{\circ}30'30''$  East 190.00 feet to the Point of Beginning.

This legal description was taken from Quitclaim Deed recorded on May 20, 1983 in the Official Records of Douglas County, Nevada as Document No. 080703, Book 583, Page 2881.

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1220-15-601-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | 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     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Verified Trust - J</u>

## 3. Total Value/Sales Price of Property:

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: Transfer of title to or from a trust without consideration, with certificate of trust presented at time of recording.

## 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 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 Sharon M. Jannuzzi /Woodburn and Wedge Capacity Attorney for Grantor  
 Signature Sharon M. Jannuzzi /Woodburn and Wedge Capacity Attorney for Grantee

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Gregory V. Holst, Trustee  
 Address: P.O. Box 9  
 City: Gardnerville  
 State: NV Zip: 89410

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Gregory V. Holst, Trustee  
 Address: P.O. Box 9  
 City: Gardnerville  
 State: NV Zip: 89410

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Sharon M. Jannuzzi/Woodburn and Wedge Escrow # N/A  
 Address: 6100 Neil Road, Suite 500  
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)