

APN: 1219-04-001-005

Recorded at the Request of/Return To:  
HERITAGE LAW  
1625 State Route 88, Suite 304  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E07

Mail Future Tax Statements To:  
JEFFREY C. GREEN &  
SUSANNE GREEN, Trustees  
1301 Kingsbury Grade  
Gardnerville, NV 89460

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

### QUITCLAIM DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, JEFFREY GREEN and SUSANNE GREEN, husband and wife as joint tenants with right of survivorship, do hereby remise, release, and forever quitclaim and transfer all interest in 1301 Kingsbury Grade, Gardnerville, Douglas County, Nevada 89460, APN# 1219-04-001-005, to JEFFREY C. GREEN and SUSANNE GREEN, Trustees of the *J and S Green Family Trust, dated February 21, 2024*, and any amendments thereto, the real property situated in Gardnerville, Douglas County, State of Nevada, more precisely described as:

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

Pursuant to NRS 111.312, the above legal description was previously recorded in that certain *Grant, Bargain and Sale Deed* recorded as Document No. 2019-935921 of Official Records of Douglas County, State of Nevada, on September 30, 2019.

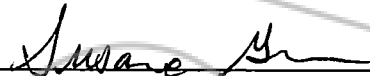
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Please mail tax statements to the above address.

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: February 21, 2024.

  
\_\_\_\_\_  
JEFFREY GREEN Grantor

  
\_\_\_\_\_  
SUSANNE GREEN, Grantor

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On February 21, 2024, before me, a Notary Public, personally appeared JEFFREY GREEN and SUSANNE GREEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that he and she executed it.

  
\_\_\_\_\_  
Notary Public


	ADAM BRANT NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-14-27 Certificate No: 24-8365-05
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EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE LYING AND BEING WITHIN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SOUTH  $89^{\circ}58'35''$  WEST A DISTANCE OF 281.25 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE SOUTH  $89^{\circ}58'35''$  WEST A DISTANCE OF 156.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF KINGSBURY GRADE; THENCE ALONG SAID LINE NORTH  $44^{\circ}27'00''$  WEST A DISTANCE OF 269.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WHICH HAS A RADIUS OF 1125.00 FEET, THRU A CENTRAL ANGLE OF  $04^{\circ}25'24''$  WITH AN ARC LENGTH OF 86.85 FEET AND WHOSE CHORD BEARS NORTH  $42^{\circ}13'18''$  WEST A DISTANCE OF 86.83 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH  $89^{\circ}46'16''$  EAST A DISTANCE OF 515.13; THENCE SOUTH  $23^{\circ}20'53''$  WEST A DISTANCE OF 282.02 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE AS ADJUSTED PARCEL A ON THAT CERTAIN RECORD OF SURVEY, RECORDED JANUARY 10, 1994, AS DOCUMENT NO. 327221.

PARCEL 2:

A PRIVATE ACCESS EASEMENT OVER A TRIANGULAR PARCEL OF LAND IN THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED FILED FOR RECORD IN BOOK 793, PAGE 744, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

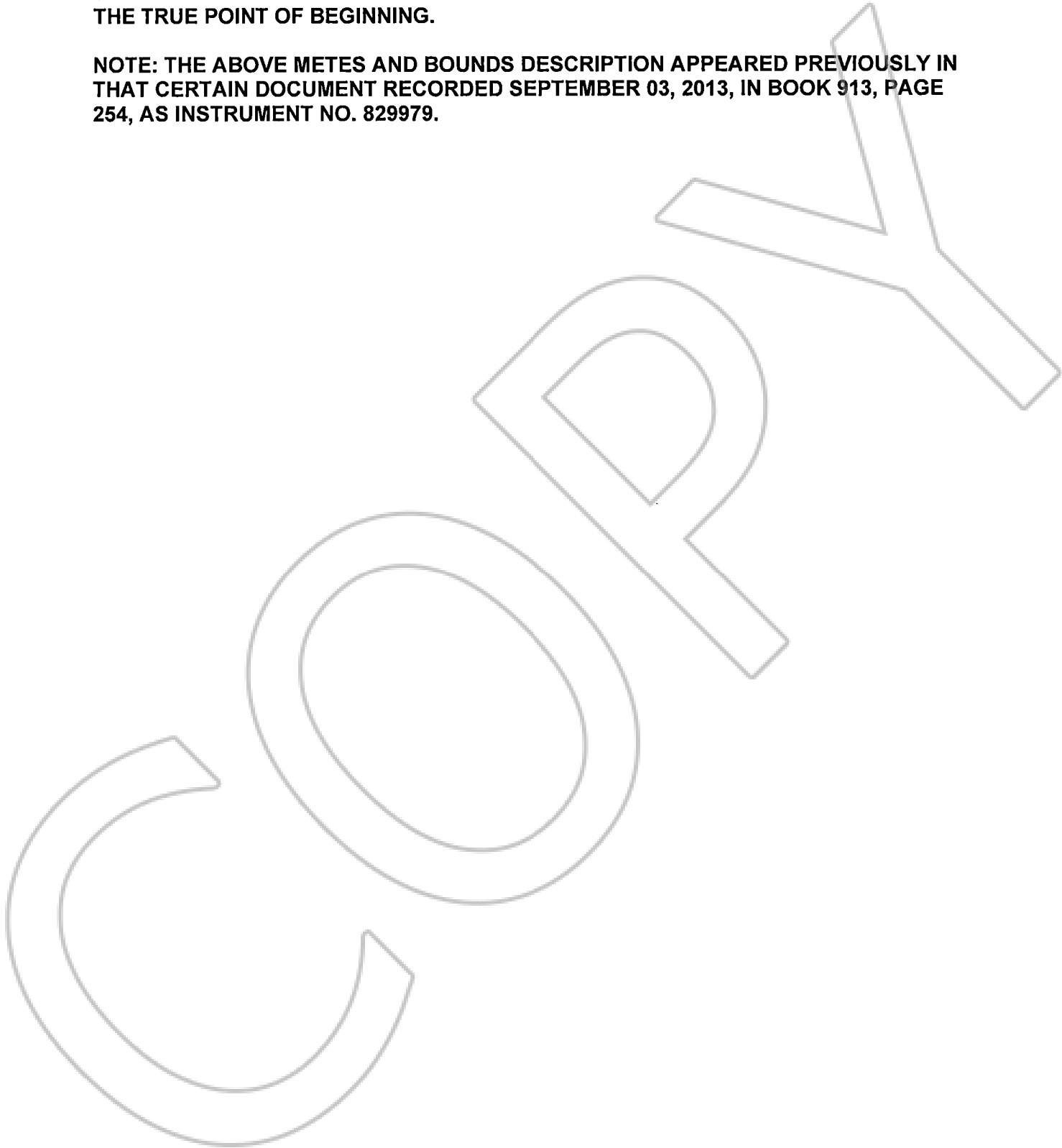
ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SOUTH  $89^{\circ}58'35''$  WEST A DISTANCE OF 408.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID LINE SOUTH  $45^{\circ}33'00''$  WEST A DISTANCE OF 20.40 FEET TO A POINT ON THE NORTHERLY LINE RIGHT OF WAY LINE OF KINGSBURY GRADE;

THENCE ALONG SAID LINE NORTH 44°27'00" WEST A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF THE AFORESAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 THENCE ALONG SAID LINE NORTH 89°58'35" EAST A DISTANCE OF 28.57 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 03, 2013, IN BOOK 913, PAGE 254, AS INSTRUMENT NO. 829979.



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1219-04-001-005
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Repealed Trust - G</u>	

- 3. Total Value/Sales Price of Property: \$ 0.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ \_\_\_\_\_
- 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: 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 [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee

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

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

Print Name: Jeffrey & Susanne Green  
 Address: 1301 Kingsbury Grade  
 City: Gardnerville  
 State: Nevada Zip: 89460

Print Name: Jeffrey C. & Susanne Green, TTEES  
 Address: 1301 Kingsbury Grade  
 City: Gardnerville  
 State: Nevada Zip: 89460

**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)