

APN# 1219-23-001-001

Recording Requested by:

Name: LIFELINE ESTATE SERVICES, INC.

Address: 3708 LAKESIDE DR. STE. 202

City/State/Zip: RENO/NEVADA/89509

When Recorded Mail to:

Name: Robyn Phillips

Address: 780 Foothill Rd.

City/State/Zip: Gardnerville, NV 89460

(for Recorder's use only)

Mail Tax Statement to:

Name: Robyn Phillips

Address: 780 Foothill Rd.

City/State/Zip: Gardnerville, NV 89460

Quitclaim Deed
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: NRS 440.380
(State specific law)

[Signature]
Signature

OFFICE MANAGER
Title

Anabel Burchfield
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

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APN # 1219-23-001-001
RECORDING REQUESTED
AND RETURN TO:

Lifeline Estate Services, Inc.
3708 Lakeside Dr. Ste. 202
Reno, NV 89509

MAIL TAX STATEMENT TO:

Robyn Phillips
780 Foothill Rd.
Gardnerville, NV 89460

QUITCLAIM DEED

ROBYN PHILLIPS and JEFFERY BLACKMORE, Co-Successor Trustees of the ALAN PHILLIPS TRUST DATED OCTOBER 30, 1997, hereby quitclaims to **ROBYN PHILLIPS**, an unmarried woman, the following described real estate in Douglas County, State of Nevada:


A portion of the Northeast ¼ of the Northwest ¼ of Section 23, Township 12 North, Range 19 East, M.D.B.&M. further described as Parcels 2, as set forth on Parcel Map for Mary Germano, filed in the Office of the County Recorder of Douglas County, State of Nevada, on December 30, 1988 in Book 1288, Page 4185, as Document No. 193592

A.P.N. # 19-280-31

Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof. This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. 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: Nov 4, 2022

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.



ROBYN PHILLIPS, Co-Successor
Trustee of the ALAN PHILLIPS
TRUST DATED OCTOBER 30, 1997

STATE OF NEVADA)

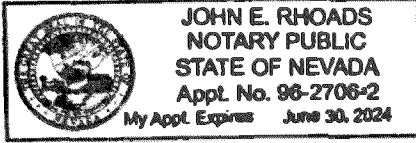
COUNTY OF WASHOE)

)
) SS:
)

//
/

ACKNOWLEDGMENT

Personally came before me this 4 day of NOV, 2022 the above named **Robyn Phillips**, to me known to be the person who executed the foregoing instrument and acknowledge the same.



[Signature]
John E. Rhoads, Notary Public
Washoe County, Nevada
My Commission Expires 06/30/2024

[Signature] Co. Trustee
JEFFERY BLACKMORE, Co-
Successor Trustee of the ALAN
PHILLIPS TRUST DATED OCTOBER
30, 1997

STATE OF CALIFORNIA)
COUNTY OF _____)

SS: Please see attached Acknowledgment

ACKNOWLEDGMENT

Personally came before me this _____ day of _____, 2022 the above named _____, to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____, Notary Public
_____ County, California
My Commission Expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On December 21, 2022 before me, Annetk I. Rosen
Date Here Insert Name and Title of the Officer
personally appeared Jeffrey J. Blackmore
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Annetk I. Rosen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed Document Date: 11/04/2022
Number of Pages: 2 Signer(s) Other Than Named Above: Rebyn Phillips

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jeffrey J. Blackmore
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: trustee
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 1219-23-001-001

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 |
| j) <input type="checkbox"/> | other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of foreclosure Only (value of property) \$0
 Transfer Tax Value: \$0
 Real Property Transfer Tax Due: \$0

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING	_____
NOTES:	Verified Trust - js

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: Transfer from a revocable living trust without consideration.
 Robyn Phillips & Jeffery Blackmore are the successor trustees of the Alan Phillips Trust Dated 10/30/1997

5. Partial Interest: Percentage being transferred:

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 taxes 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: Robyn Phillips Capacity: Grantee

<u>SELLER (GRANTOR) INFORMATION</u>		<u>BUYER (GRANTEE) INFORMATION</u>	
(REQUIRED)		(REQUIRED)	
Print Name:	Robyn Phillips & Jeffery Blackmore	Print Name:	Robyn Phillips
Address:	780 Foothill Rd. Succ tee of	Address:	780 Foothill Rd.
City:	Gardnerville the Alan	City:	Gardnerville
State:	NV Zip: 89460 Phillips Trust	State:	NV Zip: 89460
	DTD 10/30/1997		

COMPANY /PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Lifeline Estate Services, Inc Escrow #
 Address: 3708 Lakeside Dr. Suite 202
 City: Reno State: NV Zip: 89509
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)