

APN: 1318-10-316-014

Prepared By/Return To:
MR. ROBERT D. HINSHAW, ESQ.
185 Kimel Park Dr.
Winston Salem, NC 27103



SHAWNYNE GARREN, RECORDER

E07

Mail Future Tax Statements To:
JULIA A. NELSON, Trustee
PO Box 1430
Zephyr Cove, NV 89448

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, JULIA A. NELSON ("Grantor") does hereby remise, release, and forever quitclaim and transfer to JULIA A. NELSON, Trustee of the JULIA A. NELSON REVOCABLE TRUST, dated July 10, 1998, and any amendments thereto ("Grantee"), as to an undivided one-half interest in 628 Zephyr Heights Drive, Zephyr Cove, Douglas County, Nevada 89448, APN# 1318-10-316-014, 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, Sale Deed* recorded as Document No. 111720 of Official Records of Lyon County, State of Nevada, on December 28, 1984.

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 5, 2024.



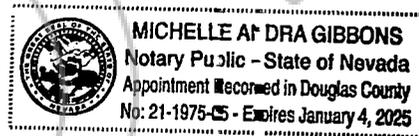
JULIA A. NELSON

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On February 5, 2024, before me, a Notary Public, personally appeared JULIA A. NELSON, personally known 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.



Notary Public

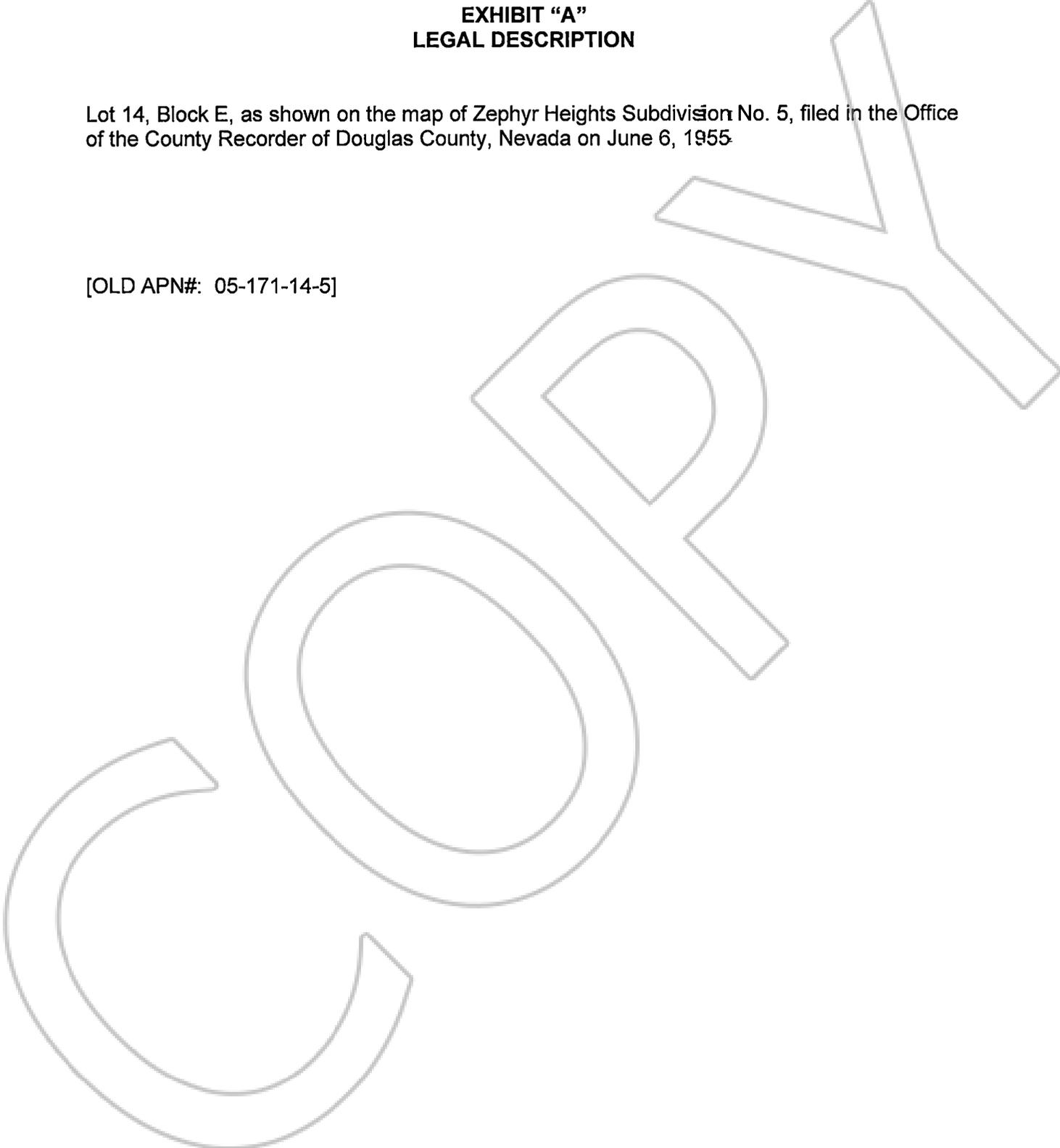


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**EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 14, Block E, as shown on the map of Zephyr Heights Subdivision No. 5, filed in the Office of the County Recorder of Douglas County, Nevada on June 6, 1955

[OLD APN#: 05-171-14-5]



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-316-014
 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: \$ 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: Agent for Grantor
 Signature: [Signature] Capacity: Agent for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Julia A. Nelson
 Address: PO Box 1430
 City: Zephyr Cove
 State: Nevada Zip: 89448

Print Name: Julia A. Nelson, TTEE
 Address: PO Box 1430
 City: Zephyr Cove
 State: Nevada Zip: 89448

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)