

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT DOES NOT CONTAIN A SOCIAL SECURITY NUMBER PER NRS 239B.030.



SHAWNYNE GARREN, RECORDER

E07

Recording Requested by: Grantors, JUSTIN A. SWEETLAND and JENNY L. SWEETLAND

When Recorded Mail Document to 411 W. Third Street, Suite 1 Carson City, NV 89703

Mail tax statements to: JUSTIN AND JENNY SWEETLAND TRUST 1326 Denney Lane Minden, NV 89423

APN: 1420-28-601-010

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

JUSTIN A. SWEETLAND and JENNY L. SWEETLAND, husband and wife as joint tenants, without consideration, do hereby remise, release and forever quitclaim all right, title and interest to the JUSTIN AND JENNY SWEETLAND TRUST, dated May 28, 2024, JUSTIN SWEETLAND and JENNY SWEETLAND, as Trustees, the following described real property situated in Douglas County, State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as: 1326 Denney Lane, Minden, NV 89423.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

WITNESS my hand this 28th day of May 2024.

[Signature of Justin A. Sweetland] JUSTIN A. SWEETLAND

[Signature of Jenny L. Sweetland] JENNY L. SWEETLAND

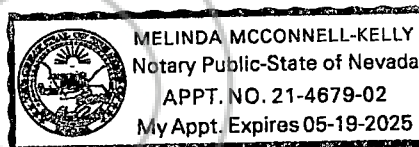
ACKNOWLEDGMENT

STATE OF NEVADA)
CARSON CITY)

On this 28th day of May 2024 before me, Melinda McConnell-Kelly, a Notary Public, personally appeared JUSTIN A. SWEETLAND and JENNY L. SWEETLAND personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A QUIT CLAIM DEED
DATED May 28, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A boundary line adjustment of Parcel 1 as shown on Parcel Map for Lawrence P. and Ilo Jean Nepsund, filed for record in Book 1291 at page 2891 as Document Number 267368, Official Records of Douglas County, Nevada and more particularly describes as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of aforesaid Parcel 1 described as follows:

Commencing at the Northwest corner of Parcel 1 as shown on the aforesaid Parcel Map which point is the TRUE POINT OF BEGINNING; thence along the North line of said Parcel 1 North $89^{\circ}51'04''$ East a distance of 132.92 feet; thence leaving said North line South $00^{\circ}08'55''$ West a distance of 330.95 feet; to a point on the South line of aforesaid Parcel 1; thence along the South line of said Parcel 1 South $89^{\circ}48'10''$ West a distance of 132.92 feet to the Southwest corner of said Parcel 1; thence along the West line of said Parcel 1 North $00^{\circ}08'55''$ East a distance of 331.06 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 1420-28-601-010

Parcel 2:

A 40' Private Drive and Public Utility Easement as shown in Document Recorded September 20, 2000, in Book 900, Page 3593, as Document No. 499786, Official Records of Douglas County, Nevada.

IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 20, 2000, AS FILE NO. 0505411, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-28-601-010
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	<u>Verified Trust</u>

3. Total Value/Sales Price of Property: \$ _____
 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 if a Certificate of trust is presented at the time of transfer

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-trustee
 Signature [Signature] Capacity grantor-trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Justin A. Sweetland and Jenny L. Sweetland
 Address: 1326 Denny Lane
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Justin A. Sweetland and Jenny L. Sweetland -Trustees
 Address: 1326 Denney Lane
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: A+ Documents Escrow # _____
 Address: 411 W. Third Street, Suite 1
 City: Carson City State: NV Zip: 89703