

Assessor's Parcel Number 1220-16-210-112  
Recording Requested by and When Recorded  
Mail to:

Mortensen Law, Tax,  
Trust & Probate Attorneys  
22807 Lyons Avenue  
Newhall, CA 91321

Mail Tax Statements to:

Charlene C. Nelson, Trustee  
1229 Manhattan Way  
Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER

E07

Space Above This Line For Recorder's Use

QUITCLAIM DEED

The undersigned grantor declares that this conveyance qualifies for Transfer Tax Exemption per NRS 375.090, Section 7: TRANSFER WITHOUT CONSIDERATION TO A TRUST. For no consideration, Charlene Channell Nelson, a single woman, Quitclaims to Charlene C. Nelson, Trustee of the Charlene C. Nelson Revocable Living Trust dated June 15, 2009, the following described real property in the County of Douglas, State of Nevada: Attached hereto as Exhibit "A" and made a part hereof. AKA: 1229 Manhattan Way, Gardnerville, NV 89460. Subject to easements, restrictions, reservations, liens, and encumbrances of record. Dated: May 6, 2024

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 Los Angeles ) ss.

On May 6, 2024, before me, PAULA F. RIZZO, a Notary Public, personally appeared CHARLENE CHANNELL NELSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

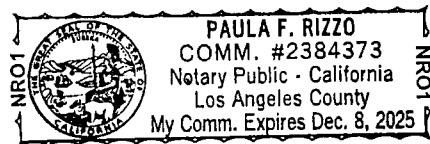
Signature

*Paula F. Rizzo*  
Notary Public

*Charlene Channell Nelson*

CHARLENE CHANNELL NELSON

Grantee Address:  
1229 Manhattan Way  
Gardnerville, NV 89460



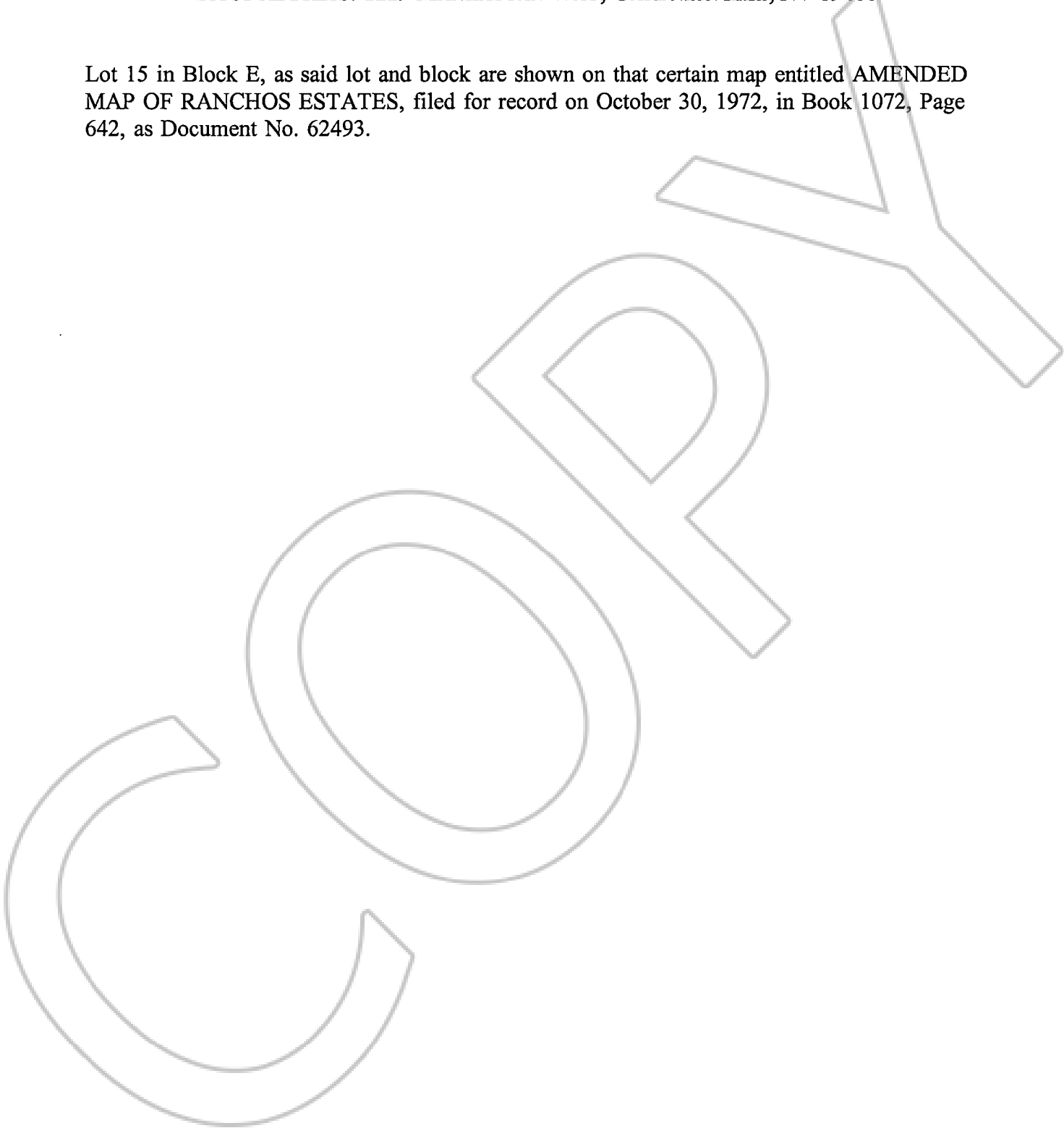
(This area for official notarial seal)

**EXHIBIT "A"**

**ASSESSOR'S PARCEL NUMBER: 1220-16-210-112**

**SITUS ADDRESS: 1229 MANHATTAN WAY, GARDNERVILLE, NV 89460**

Lot 15 in Block E, as said lot and block are shown on that certain map entitled AMENDED MAP OF RANCHOS ESTATES, filed for record on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-16-210-112  
 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: <u>6/10/24</u>	
NOTES: <u>Trustee AR</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: Transfer without consideration to a trust.

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 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 Charlene Channell Nelson Capacity Grantor  
 Signature Charlene C. Nelson Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Charlene Channell Nelson  
 Address: 1229 Manhattan Way  
 City: Gardnerville  
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Charlene C. Nelson, Trustee of the Charlene C. Nelson  
 Print Name: Revocable Living Trust dated June 15, 2009  
 Address: 1229 Manhattan Way  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)

Print Name: Mortensen Law Escrow # \_\_\_\_\_  
 Address: 22807 Lyons Avenue  
 City: Newhall State: CA Zip: 91321

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)