

APN: 1418-34-610-001

**AFTER RECORDING RETURN TO:**

Lance N. McKenzie, Esq.  
McDONALD CARANO LLP  
100 West Liberty Street, 10<sup>th</sup> Floor  
Reno, Nevada 89501

**GRANTEE'S ADDRESS IS &  
MAIL TAX STATEMENTS TO:**

June Y. Wexler, Trustee  
Survivor's Trust created under the  
Wexler Family Trust  
PO Box 12548  
Zephyr Cove, Nevada 89448

DOUGLAS COUNTY, NV	<b>2024-1009313</b>
RPTT:\$0.00 Rec:\$40.00	
\$40.00 Pgs=3	<b>06/21/2024 02:41 PM</b>
MCDONALD CARANO LLP	
SHAWNYNE GARREN, RECORDER	E07

The undersigned hereby affirms that this document submitted for recording does not contain social security number of any person or persons. (Per NRS 239B.030).

**QUITCLAIM DEED**

1256 Hidden Woods, Zephyr Cove, Nevada 89448

THIS DEED is entered into this 04 day of June, 2024, by and between JUNE Y. WEXLER, as Trustee of the WEXLER FAMILY TRUST, dated November 3, 2014, as amended, as Grantor, and JUNE Y. WEXLER, Trustee of the SURVIVOR'S TRUST created under the WEXLER FAMILY TRUST, dated November 3, 2014, as amended, as Grantee.

Grantor, without consideration, hereby quitclaims and conveys to the Grantee, and to its successors, all of its right, title and interest in and to that certain real property situate in County of Douglas, State of Nevada, commonly known as 1256 Hidden Woods, Zephyr Cove, Nevada 89448 and more particularly described as Exhibit "A" attached hereto.

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

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantee, and to Grantee's successors in trust.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand on the day and year first above written.

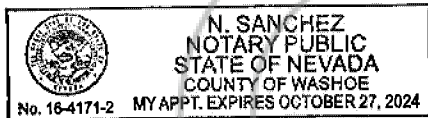
SURVIVOR'S TRUST created under the WEXLER FAMILY TRUST, dated November 3, 2014, as amended.

By: *June Y. Wexler*  
JUNE Y. WEXLER, Trustee

STATE OF NEVADA        )  
                                  )ss:  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on June 4<sup>th</sup>, 2024 by JUNE Y. WEXLER, Trustee of the SURVIVOR'S TRUST created under the WEXLER FAMILY TRUST, dated November 3, 2014, as amended.

*N. Sanchez*  
Notary Public



**Exhibit "A"**

**Legal Description – 1256 Hidden Woods, Zephyr Cove, Nevada 89448**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

Lot 1, Block A, as shown on the filed map of THE AMENDED MAP OF LINCOLN MEADOWS, UNIT NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on January 6, 1978, as Document No. 16415.

Parcel 2:

A non-exclusive 60 foot easement for roadway and utility service as granted by Sammie Evans, et ux, to Lee Hale and Co., Inc. recorded December 21, 1967 in Book 56, Page 201, Document No. 39634, Official Records of Douglas County, Nevada.

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# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1418-34-610-001
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**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     |
| i) <input type="checkbox"/> | Other        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>Verified Trust - js</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: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: This property is being transferred into the Survivor's Trust created under the Wexler Family 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 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 for grantor/grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED) June Y. Wexler, Trustee  
**Print Name:** Wexler Family Trust  
**Address:** P.O. Box 12548  
**City:** Zephyr Cove  
**State:** NV **Zip:** 89448

(REQUIRED) June Y. Wexler, Trustee  
**Print Name:** Survivor's Trust created under the Wexler Family Trust  
**Address:** P.O. Box 12548  
**City:** Zephyr Cove  
**State:** NV **Zip:** 89448

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
**Print Name:** McDonald Carano LLP **Escrow #** \_\_\_\_\_  
**Address:** P.O. Box 2670  
**City:** Reno **State:** NV **Zip:** 89505