

APN# 1420-07-311-005



SHAWNYNE GARREN, RECORDER E07

Recording Requested by/Mail to:

Name: BLACK & WADHAMS

Address: 150 W. Liberty St., Suite1100

City/State/Zip: Reno, NV 89501

Mail Tax Statements to:

Name: Nicholas R. & Rhonda E. Brown

Address: 3451 Tourmaline Drive

City/State/Zip: Carson City, NV 89705

QUITCLAIM DEED

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Nicholas R Brown

Signature

Nicholas R. Brown

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

A.P.N.: 1420-07-311-005

WHEN RECORDED MAIL TO:
Silvia U. Villanueva, Esq.
BLACK & WADHAMS
50 W. Liberty Street, Suite 1100
Reno, NV 89501

MAIL TAX STATEMENTS TO:
Nicholas & Rhonda Brown, Trustees
3451 Tourmaline Drive
Carson City, NV 89705

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Nicholas R. Brown and Rhonda E. Brown, husband and wife as joint tenants, do forever quitclaim to Nicholas R. Brown and Rhonda E. Brown, as Trustees for THE NICHOLAS R. BROWN and RHONDA E. BROWN REVOCABLE TRUST, dated July 15, 2024, all that certain lot, piece or parcel of land situated in Douglas County, more commonly referred to as 3451 Tourmaline Drive, Carson City, State of Nevada, bounded and described as follows:

THAT PORTION OF LOT 7 AND LOT 8, BLOCK C, AS SHOWN ON THE MAP OF VISTA GRANDE SUBDIVISION, UNIT 2, FILED FOR RECORD MARCH 20, 1972, AS DOCUMENT NO. 58273, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK C AS SHOWN ON THE MAP OF VISTA GRANDE SUBDIVISION, UNIT NO. 2, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA; THENCE SOUTH 83°07'36" WEST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 7, A DISTANCE OF 198.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 00°08'40" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT

7, A DISTANCE OF 40.00 FEET; THENCE CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID LOT 7, SOUTH 25° 59' 16" EAST, A DISTANCE OF 70.90 FEET; THENCE NORTH 89° 41' EAST, A DISTANCE OF 196.18 FEET TO A POINT ON THE EAST LINE OF LOT 8 IN SAID BLOCK C; THENCE NORTH 15° 26' 06" WEST, A DISTANCE OF 65.84 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7; THENCE ALONG THE EAST BOUNDARY OF SAID LOT ALONG A CURVE TO THE RIGHT TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, including easements and water rights, if any thereto belonging or appertaining, and any revisions, remainders, rent, issues or profits thereof.

IN WITNESS WHEREOF, executed on this 15th day of July 2024.

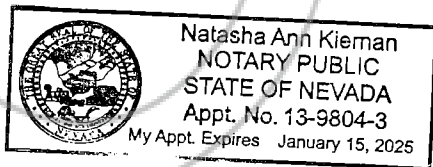
Nicholas R Brown
NICHOLAS R. BROWN

Rhonda E Brown
RHONDA E. BROWN

STATE OF NEVADA)
 :SS.
CARSON CITY)

On this 15th day of July 2024, personally appeared before me, a Notary Public in and for the County and State aforesaid NICHOLAS R. BROWN and RHONDA E. BROWN, known to me to be the person described in and who executed the foregoing Quitclaim Deed, and duly acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Natasha Ann Kiernan
NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-07-311-005
 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 - 9</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00
 Transfer Tax Value: \$ \$0.00
 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: Transferring into their 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 Nicholas R Brown Capacity Grantor/Grantee
 Signature Rhonda E Brown Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Nicholas R. Brown & Rhonda E. Brown
 Address: 3451 Tourmaline Dr
 City: Carson City
 State: Nevada Zip: 89705

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name Nicholas R. Brown & Rhonda E. Brown, Trustees for Nicholas R. Brown & Rhonda E. Brown Revocable Trust, dated 06/ /24.
 Address: 3451 Tourmaline Dr
 City: Carson City
 State: Nevada Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: BLACK & WADHAMS Escrow # n/a
 Address: 50 W. Liberty Street, Suite 1100
 City: Reno State: Nevada Zip: 89501