

APN: 1420-29-812-038

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280655468

MAIL TAX STATEMENTS TO:

Michael L. Freer Sr., Trustee
1163 North Fork Trail
Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 9 day of AUG, 2024, by and between **MICHAEL L. FREER, SR., AN UNMARRIED MAN**, with a mailing address of 1163 N. FORK TRL, MINDEN NV 89423, hereinafter referred to as Grantor(s) and **MICHAEL L. FREER, SR., TRUSTEE OF THE REVOCABLE TRUST OF MICHAEL L. FREER, SR. DATED MARCH 3, 2023**, with a mailing address of 1163 N. FORK TRL, MINDEN NV 89423, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1163 North Fork Trail, Minden, NV 89423

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in **FEE SIMPLE**.

Dated this 9 day of August, 2024.

Michael L. Freer Sr.
MICHAEL L. FREER, SR.

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on 08-09-2024 (date) by MICHAEL L. FREER, SR. *

Donna Peacocke
Notary Public Signature

Donna Peacocke
Printed Name of Notary Public

My commission expires: 7-27-25

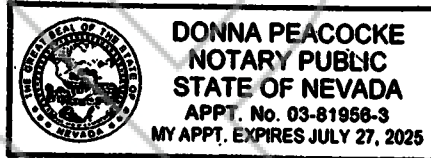


EXHIBIT A
LEGAL DESCRIPTION

ALL RIGHTS, TITLE AND INTEREST IN AND TO THAT CERTAIN REAL PROPERTY LOCATED IN DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 36, IN BLOCK C, AS SET FORTH ON FINAL SUBDIVISION MAP, PLANNED DEVELOPMENT PD 02-01 FOR NORTH FORK TRAILS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY ON OCTOBER 20, 2003, IN BOOK 1003, PAGE 9460, AS DOCUMENT NO. 594029. EXCEPTING THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBONS AS DEEDED TO STOCK PETROLEUM CO., INC. IN DOCUMENT RECORDED MARCH 13, 1980 IN BOOK 380, PAGE 1315, AS DOCUMENT NO. 42677, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

APN: 1420-29-812-038

Property commonly known as: 1163 North Fork Trail, Minden, NV 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-29-812-038
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 3.a. Total Value/Sales Price of Property \$ 1.00
 b. Deed in Lieu of Foreclosure Only (value of property (N/A))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: transfer to 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 Michael L. Freer, Sr. Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Michael L. Freer, Sr.
 Address: 1163 N. FORK TRL
 City: MINDEN
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Michael L. Freer, Sr., Trustee Of The Revocable**
 Address: 1163 N. FORK TRL
 City: MINDEN
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: RADIAN SETTLEMENT SERVICES Escrow # **Trust of Michael L. Freer, Sr.
 Address: 1000 GSK DRIVE SUITE 210
 City: CORAOPOLIS State: PA Zip: 15108