

APN: 1420-07-614-003



00186558202410124320030038

After Recording, Mail to:

Tracey Moran Rubenstein, Trustee
3535 Smoketree Ave
Carson City, NV 89705

SHAWNYNE GARREN, RECORDER

E07

Mail Tax Statements to:

Same as above

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

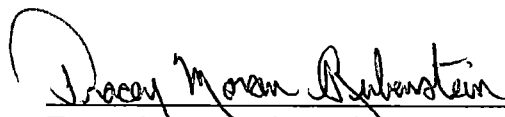
QUITCLAIM DEED

By this instrument dated September 11, 2024, for a valuable consideration, Tracey Moran Rubenstein, a married woman as her sole and separate property does hereby remise, release and forever quitclaim to Tracey Moran Rubenstein, Trustee of the Tracey Rubenstein Trust dated August 25, 2016, the following described Real Property in the unincorporated area of the County of Douglas, State of Nevada:

Lot 3 in Block C as set forth on the Final Map of Sunridge Heights II, Phase 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 30, 1993 in Book 693, Page 7078, Document No. 311338, Official Records.
APN 1420-07-614-003

Per NRS 111.312, this legal description was previously recorded as Document No. 2022-982-108 on March 7, 2022.


Witness my hand this 11th day of September, 2024.


Tracey Moran Rubenstein

ACKNOWLEDGMENT

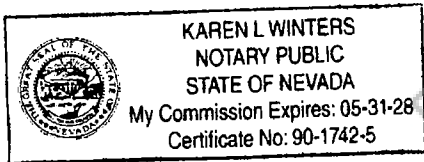
STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On September 11, 2024, personally appeared before me, Karen L. Winters, a Notary Public, Tracey Moran Rubenstein who acknowledged that she executed the above instrument.



NOTARY PUBLIC

(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-614-003
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>Grantor name of the trust as trustee</u> <u>Trust OK 1 AB</u>

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property:

\$ -0-

Deed in Lieu of Foreclosure Only (value of property): \$ -0-

Transfer Tax Value: \$ -0-

Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: This is a transfer of property to a trust without consideration, and a certificate of trust is presented herewith.

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 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

Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Steve Rubenstein & Kelsey C. Potts

Address: 3535 Smoketree Ave.

City/State/Zip: Carson City, NV 89705

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Tracey Moran Rubenstein

Address: 3535 Smoketree Ave.

City/State/Zip: Carson City, NV 89705

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423