

This Document Prepared By,  
Recording Requested By,  
And When Recorded, Mail To:  
MICHAEL W. BROWN  
22632 Golden Springs Drive  
Suite 115  
Diamond Bar, CA 91765-4167

EUREKA COUNTY, NV

Rec: \$35.00

Total: \$35.00

MICHAEL W BROWN

2019-238042

02/11/2019 03:15 PM

Pgs=3



00004691201902380420030035

LISA HOEHNE, CLERK RECORDER

E07

The Undersigned Grantors declare the documentary transfer tax is \$0. This conveyance transfers the grantor's interest into or out of a revocable living trust.

#### QUITCLAIM DEED

LEE MICHAEL GARDNER, does hereby remise, release and quitclaim all of his twenty-five percent (25%) interest to LEE MICHAEL GARDNER and MARY KATHLEEN GARDNER, as Trustees of the LEE & MARY KATHLEEN GARDNER LIVING TRUST 2019 dated January 22, 2019, in and to the real property in the County of Eureka, State of Nevada, described as follows:

THE EAST HALF (E-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 21, TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

ASSESSOR'S PARCEL NUMBER: 005-410-04  
MORE COMMONLY KNOWN AS: Vacant Lot

Dated: January 22, 2019

  
LEE MICHAEL GARDNER

MAIL TAX STATEMENTS TO: Mr. & Mrs. Lee Gardner,  
5820 Hellman Avenue, Alta Loma, California 91701.

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

ss.

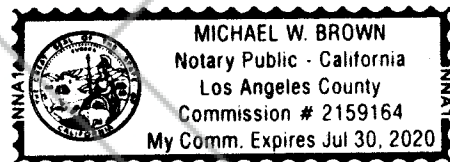
COUNTY OF SAN BERNARDINO

On January 22, 2019, before me, MICHAEL W. BROWN, Notary Public, personally appeared LEE MICHAEL GARDNER, 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 he/she executed the same in his/her authorized capacity, and that by his/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.

\_\_\_\_\_  
MICHAEL W. BROWN



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 005-410-04  
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 RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Verified Trust

3. a. Total Value/Sales Price of Property \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property) ( )  
c. Transfer Tax Value: \$  
d. 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 IS A TRANSFER TO A LIVING TRUST  
WITHOUT CONSIDERATION.

5. Partial Interest: Percentage being transferred: 25 %

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 Lee M. Gardner Capacity Grantor

Signature Lee M. Gardner Capacity Grantee

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

Print Name: LEE MICHAEL GARDNER  
Address: 5820 Hellman Avenue  
City: Alta Loma  
State: California Zip: 91701

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

Print Name: LEE & MARY KATHLEEN GARDNER  
Address: 5820 Hellman Avenue LIVING TRUST 2019  
City: Alta Loma  
State: California Zip: 91701

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

Print Name: MICHAEL W. BROWN Escrow #: \_\_\_\_\_  
Address: 22632 Golden Springs Drive, Suite 115  
City: Diamond Bar State: CA Zip: 91765