

APN: 005-090-46

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

**William F. Kruse, Esq.  
Lagerlof, LLP  
301 N. Lake Avenue, Suite 1000  
Pasadena, CA 91101**

EUREKA COUNTY, NV	<b>2020-241990</b>
RPTT:\$0.00 Rec:\$37.00	
\$37.00 Pgs=2	<b>09/25/2020 09:03 AM</b>
LAGERLOF, LLP	
LISA HOEHNE, CLERK RECORDER	E07

**MAIL TAX STATEMENTS TO:**

**Thomas Schneider  
7014 N. Encinita Avenue  
San Gabriel, CA 91775**

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**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH: that THOMAS MATHEW SCHNEIDER, as Trustee of the JACQUELINE ANELLO TRUST under Declaration dated August 25, 2014, does forever quitclaim to THOMAS SCHNEIDER, an unmarried man, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

**TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.**

**Section: 25: NE1/4 SE1/4**

**Reserving 30 feet on all boundaries thereof for road purposes.**

**Together with all buildings and improvements situate thereon.**

**Together with the tenements, hereditaments and appurtenances thereunto belonging or  
anywise appertaining, and the reversion and reversions, remainder and remainders,  
rents, issues and profits thereof.**

IN WITNESS WHEREOF, executed on the 12th day of August, 2020

  
\_\_\_\_\_  
**THOMAS MATHEW SCHNEIDER**  
Trustee, Jacqueline Anello Trust

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.

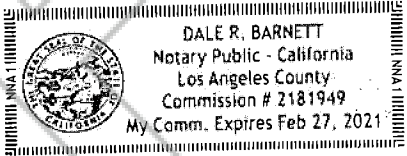
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On August 12, 2020, before me, DALE R. BARNETT, Notary Public, personally appeared **THOMAS MATHEW SCHNEIDER**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

*Dale R. Barnett*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 005-090-46  
 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: _____	

- 3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( 0.00 ))  
 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: DISTRIBUTION TO BENEFICIARY FOLLOWING TERMINATION OF TRUST

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 [Signature] Capacity: Trustee

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Jacqueline Anello Trust  
 Address: 7014 Encinita Avenue  
 City: San Gabriel  
 State: CA      Zip: 91775

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

Print Name: Thomas Schneider  
 Address: 7014 Encinita Avenue  
 City: San Gabriel  
 State: CA      Zip: 91775

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

Print Name: William F. Kruse  
 Address: 301 N. Lake Ave., 10th Fl.  
 City: Pasadena

Escrow # \_\_\_\_\_  
 State: CA      Zip: 91101