

APN 5-040-12

APN \_\_\_\_\_

APN \_\_\_\_\_

EUREKA COUNTY, NV  
LAND-QTD  
Rec:\$37.00  
Total:\$37.00  
RONALD E SAUNDERS

**2024-251748**  
**03/15/2024 11:37 AM**  
Pgs=3



00019759202402517480030039

E07

KATHERINE J. BOWLING, CLERK RECORDER

FOR RECORDER'S USE ONLY

QUITCLAIM DEED  
TITLE OF DOCUMENT

**XX** I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (NRS 239B.030)

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law. State specific law: \_\_\_\_\_

Ronald E Saunders  
Signature

RONALD E. SAUNDERS Grantor  
Print Name & Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Grantor  
Print Name & Title

WHEN RECORDED MAIL TO:

RONALD E. SAUNDERS  
521 PAVILION CT.  
CARSON CITY, NV. 89701

APN: 5-040-12

**Recording Requested by and after**

**Recordation Mail this Deed to:**

RONALD E. SAUNDERS

521 PAVILION CT.

CARSON CITY, NV. 89701

Grantee Address & Tax Statement to:

RONALD E. SAUNDERS

521 PAVILION CT.

CARSON CITY, NV. 89701

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**


THIS INDENTURE WITNESSETH: RONALD E. SAUNDERS, a married man, (Grantor) without consideration, which is hereby acknowledged, does hereby remise, release and forever quitclaim to THE RONALD E. SAUNDERS & MARY ANN BAILEY TRUST. RONALD E. SAUNDERS, Trustee, ("Grantee"), all that certain real property situated in the County of Eureka, State of Nevada, described as follows:

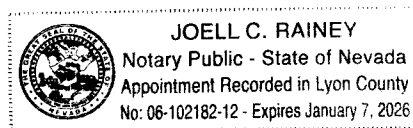
Crescent Valley, Nevada T31N - R48E - Sec 21 Se4NE4NY4 10 acres. Book 253  
Page 095.

  
RONALD E. SAUNDERS

STATE OF NEVADA                     )  
   )ss.  
COUNTY OF LYON                     )

On this 23<sup>RD</sup> day of FEB., 2024, before me, the undersigned Notary Public for the State of Nevada, personally appeared RONALD E. SAUNDERS, known to me to be the person(s) subscribed to the within and foregoing instrument, and he/she/they acknowledged to me that he/she/they executed the same.

  
NOTARY PUBLIC



# **THE RONALD E. SAUNDERS & MARY ANN BAILEY TRUST**

## ***ARTICLE I***

### ***DECLARATION OF TRUST***

This is a revocable trust formed to be the recipient of and hold title to real and personal property for the benefit of the creators of this Trust and to facilitate, free of probate, the orderly transfer of such assets upon the creators' demise.

### **TRUST ESTABLISHMENT**

**RONALD E. SAUNDERS and MARY ANN BAILEY**, as Trustors, have delivered, paid over, assigned, granted, conveyed and transferred, and by this agreement do hereby deliver, pay over, assign, grant, convey and transfer unto them, as Trustees, all of the property of every nature whatsoever belonging to the Trustors, whether real, personal, tangible or intangible, including but not limited to the property described in the schedule marked Exhibit "A," attached hereto and incorporated by reference, without consideration, and may designate the Trustees as beneficiary of life insurance policies for and in behalf of the Trust and its beneficiaries. Said property, and any proceeds payable to the Trustees from insurance policies, and any other property that may be received by the Trustees hereunder, as invested and reinvested, shall constitute the "Trust Estate," and shall be held, administered and distributed by the Trustees as hereinafter set forth.

### **PROPERTY STATUS**

- A. **COMMUNITY AND QUASI-COMMUNITY PROPERTY:** Any community and quasi-community property transferred to the Trust by the Trustors shall be their community property and shall hereinafter be referred to as "The Community Estate." Further, the Trustees shall have the power to convey, encumber, or otherwise dispose of community property without the consent of the other party, whether or not each is then capable of giving such consent.
- B. **SEPARATE PROPERTY:** Either Trustor's separate property transferred to the trust shall be called "The Separate Trust Estate" with reference to the contributing Trustor. Such separate property shall retain its character as separate property of the Trustor who transferred the property to the trust, subject to the provisions of this agreement.

### **TRUSTOR TRUSTEE'S AUTHORITY TO ACT INDEPENDENTLY**

Nothing in this agreement shall be construed to restrict the Trustor Trustee's authority to act

*RES* *MAB*  
RES MAB

**State of Nevada  
Declaration of Value**

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument # \_\_\_\_\_

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

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

Notes: \_\_\_\_\_

1. Assessor Parcel Number(s)

- a) 5-040-12  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) XX 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 \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$ -0-

Deed in Lieu of Foreclosure Only (value of property)

\$ N/A

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: A transfer of title to a trust without consideration with a certificate 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 therein. 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 Ronald E. Saunders Capacity \_\_\_\_\_ Grantor \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

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

Print Name: RONALD E. SAUNDERS (Trustee)  
Address: 521 PAVILION CT  
City: CARSON CITY  
State: NV Zip: 89701

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

Print Name: RONALD E. SAUNDERS (Trustee)  
Address: 521 PAVILION CT.  
City: CARSON CITY  
State: NV Zip: 89701

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)