

**APN: 010-412-14**

**WHEN RECORDED MAIL TO:**

Handelin Law, Ltd.  
Steven P. Handelin, Esq.  
PO Box 4568  
Carson City, NV 89702

**MAIL TAX NOTICES TO:**

Kyle and Sarah Baird  
Trustees of the KS Baird Family Trust  
2410 Pinebrook Dr.  
Carson City, Nevada 89701

## Quitclaim Deed

FOR VALUABLE CONSIDERATION, receipt of which does hereby acknowledge, Kyle Baird and Sarah Baird also known as Kyle A.J. Baird and Sarah Cheri Baird, who took title as Kyle Baird and Sarah Baird, husband and wife as joint tenants, do hereby **QUITCLAIM** Kyle A.J. Baird and Sarah Cheri Baird, Trustees of the KS BAIRD FAMILY TRUST, dated August 27,, 2019, all rights, title and interest in and to that certain real property located in Carson City, Nevada, more particularly described as follows:

All that certain real property situate in the County of Carson City, State of Nevada, described as follows:

All that certain parcel of land situate in Carson City, Nevada, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 15 North, Range 20 East, M.D.B.&M., that is described as follows:

Parcel B14, as shown on the Parcel Map 1045, filed in the office of the Recorder of Carson City, Nevada, on April 12, 1984, Page 1045, as File No. 26175.

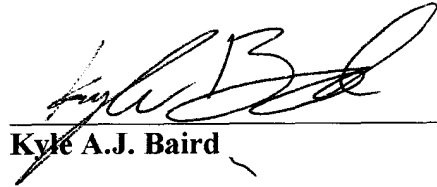
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

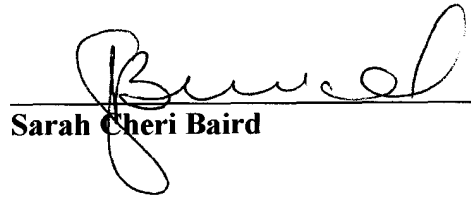
Pursuant to NRS 239B.030(4), I affirm that the instrument contained below (or attached hereto) does not contain the social security number of any person.

...  
...

Pursuant to NRS 111.312, this legal description was previously recorded on January 29, 2016, as Document No. 461513.

DATED this 9 day December 2019.

  
 Kyle A.J. Baird


  
 Sarah Cheri Baird

STATE OF NEVADA     )  
                                   : ss.  
 CARSON CITY         )

This instrument was acknowledged before me on the 9<sup>th</sup> day of December 2019 by Kyle A.J. Baird and Sarah Cheri Baird.

[Seal]



  
 Notary Public

**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)  
 a) 010-412-14  
 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  
 i) Other \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ 0.00
- Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
- Transfer Tax Value: \$ 0.00
- Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**

- a) Transfer Tax Exemption, per NRS 375.090, Section: 7
- b) Explain Reason for Exemption: Transfer to 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 \_\_\_\_\_ Capacity Attorney

Signature \_\_\_\_\_ Capacity Attorney

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

Print Name: Kyle Baird and Sarah Baird

Address: 2410 Pinebrook Dr

City: Carson City

State: Nevada Zip 89701

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

Print Name: Kyle A.J. Baird and Sarah Cheri Baird,

Trustees

Address: 2410 Pinebrook Dr

City: Carson City

State: Nevada Zip 89701

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

Print Name: HANDELIN LAW

Escrow # \_\_\_\_\_

Address: P.O. Box 4568

City: Carson City

State Nevada Zip 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

**FOR RECORDER'S OPTIONAL USE ONLY**

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

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

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

Notes: Witness Trust Cert.