

APN 009-481-11

APN _____

APN _____

FOR RECORDER'S USE ONLY

QUITCLAIM DEED
TITLE OF DOCUMENT

☒ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information 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 personal information of a person or persons as required by law. State specific law: _____

Benjamin S. Fleming
Signature

Benjamin S. Fleming, Grantor
Print Name & Title

WHEN RECORDED MAIL TO:

ADLER & VILLANUEVA, LLC

111 W. Telegraph St., Suite 200

Carson City, NV 89703

A.P.N.: 009-481-11

WHEN RECORDED MAIL TO:
 Silvia U. Villanueva, LLC
 ADLER & VILLANUEVA, LLC
 111 W. Telegraph Street, Suite 200
 Carson City, Nevada 89703

MAIL TAX STATEMENTS TO:
 Benjamin & Cheryl Fleming
 3307 Silver Sage Drive
 Carson City, Nevada 89701

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That BENJAMIN S. FLEMING and CHERYL A. FLEMING, as husband and wife as joint tenants, does forever quitclaim to BENJAMIN S. FLEMING and CHERYL A. FLEMING as Trustees for THE FLEMING FAMILY REVOCABLE TRUST, dated September 26, 2022 all the certain lot, piece or parcel of land situated in Carson City, State of Nevada, more commonly referenced as 3307 Silver Sage Drive, Carson City, Nevada 89701, bounded and described as follows:

Lot 11, as shown on the map of SKY RANCH SUBDIVISION UNIT NO. 6, filed in the office of the Recorder of Carson City, State of Nevada on April 23, 1973.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rent, issues or profits thereof.

IN WITNESS WHEREOF, executed on this 26th day of September, 2022.

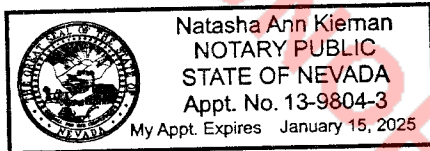

 BENJAMIN S. FLEMING


 CHERYL A. FLEMING

STATE OF NEVADA)
 :SS.
 CARSON CITY)

On this 26th day of September, 2022, personally appeared before me, a Notary Public in and for the County and State aforesaid BENJAMIN S. FLEMING and CHERYL A. FLEMING, known to me to be the persons described in and who executed the foregoing Quitclaim Deed, and duly acknowledged to me that they executed the same freely and voluntarily and for the uses and proposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.




 NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 009-481-11
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 _____

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____
Viewed Trust Cert _____

3. Total Value/Sales Price of Property:

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 without consideration

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 Benjamin S. Fleming Capacity Benjamin S. Fleming
Signature Cheryl A. Fleming Capacity Cheryl A. Fleming

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Benjamin & Cheryl Fleming
Address: 3307 Silver Sage Drive
City: Carson City
State: Nevada Zip: 89701

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fleming Family Revocable Trust
Address: 3307 Silver Sage Drive
City: Carson City
State: Nevada Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: ADLER & VILLANUEVA, LLC Escrow # n/a
Address: 111 W. Telegraph Street, Suite 200
City: Carson City State: Nevada Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)