

APN: 038-401-02

**When Recorded Mail To and
Mail Tax Statements To:**

Washoe County
1001 E. Ninth Street
Reno, NV 89512
Attn: Community Services Department, Director

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| The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030) |
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QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged, Washoe County, a political subdivision of the State of Nevada ("Grantor"), does hereby QUITCLAIM, TRANSFER, and CONVEY to the Verdi History Preservation Society, Inc., a Nevada nonprofit corporation ("Grantee"), whose address is 150 Bridge Street, Verdi, Nevada 89439, Attn: Barbara A. Ting, all the right, title and interest that Grantor may have in and to the real property situate in the County of Washoe, State of Nevada, described on **Exhibit A** attached hereto ("Property");

TOGETHER WITH Grantor's interest, if any, in the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

PROVIDED, HOWEVER, that this conveyance is given expressly upon the condition that the Property shall be used by Grantee, in perpetuity, exclusively for civic and charitable purposes, with all remainder and/or reversionary rights reserved for the benefit of Grantor in the event Grantee either: (i) discontinues use of the Property; (ii) changes use of the Property; (iii) becomes insolvent, bankrupt or dissolved; (iv) merges or consolidates with any public agency; (v) breaches its obligations under a lease agreement with Truckee Meadows Fire Protection District regarding the Property; If any of these events occur, Grantee agrees to peaceably surrender title and possession of the Property to Grantor on the date of such event and Grantor will have all legal and equitable rights and remedies to take title and possession of the Property.

DATED as of the date of recordation of this Quitclaim Deed in the official records of the Office of the County Recorder, Washoe County, Nevada.

Signatures on next page.

GRANTOR: **Washoe County**
 a political subdivision of the State of Nevada

By: _____
Name: _____, Chair
Title: Board of Commissioners

Date: _____, 20__

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

 This instrument was acknowledged before me on _____, 20__, by
_____ as Chair of the Washoe County Board of
Commissioners.

Notary Public