

APN# 1121-22-000-012

**Recording Requested by:**

Name: Kenneth V. Ward, Esquire

Address: 15 West Main Street

City/State/Zip: Dayton, NV 89403

**Mail Tax Statements to:**

Name: Richard Oen

Address: 313 Valley Vista Drive

City/State/Zip: Dayton, Nevada 89403

DOUGLAS COUNTY, NV

2015-859259

Rec:\$16.00

Total:\$16.00

03/26/2015 10:54 AM

KENNETH V. WARD

Pgs=4



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KAREN ELLISON, RECORDER

E03

**QUITCLAIM DEED**

**Title of Document**

(Required Field)

FILL IN ALL THAT APPLY:

The Undersigned Hereby Affirms That This Document Submitted For Recording Contains Personal Information As Required By Law\*:

Specify Law\* \_\_\_\_\_

Signature \_\_\_\_\_

Specify Law\* \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

\*If there is no applicable State or Federal Law, Personal Information must be removed prior to recording.

If this document is a re-record or correction, fill out below:

Correcting Document#: 2015-855809 Amending: Quitclaim Deed

Reason for re-record:

Correcting the Date of Trust

(For Re-records, all pages from original document must be included, \$25 Non-conforming Fee may apply)

If legal description is in metes & bounds, indicate where it was obtained:

\_\_\_\_\_ ( Document Title), Book \_\_\_\_\_ Page \_\_\_\_\_ or

Document # \_\_\_\_\_ recorded \_\_\_\_\_ (date) in the

Lyon County Recorder's Office.

**-OR-**

If prepared by a surveyor, provide name and address:

\_\_\_\_\_  
\_\_\_\_\_

\*Personal information\* means a natural person's first name or first initial and last name in combination with any one or more of the following data elements:

1. Social security number.
2. Driver's license number or identification card number.
3. Account number, credit card number or debit card number, in combination with any required security code, access code or password .

This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(\$1.00 Additional Recording Fee Applies)

APN: 1121-22-000-012

Tax Statements to be mailed to:

Richard Oen

313 Valley Vista Drive

Dayton, Nevada 89403

**QUITCLAIM DEED**

**THIS INDENTURE** made this 28<sup>th</sup> day of January, 2015, between RICHARD OEN, an unmarried man, and RICHARD OEN, as Trustee of THE RICHARD OEN 2015 REVOCABLE LIVING TRUST AGREEMENT, Second Party.

**WITNESSETH:** That First Party in consideration of -0-, of the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to Second Party all that real property situate in the County of Douglas, State of Nevada, commonly known as 576 New Hope Court, Gardnerville, Nevada, 89410, and bounded and described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 2, AS SET FORTH ON THAT CERTAIN PARCEL MAY FOR ALFRED KNOOP, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 22, 1977, IN BOOK 477, PAGE 1101, DOCUMENT NO. 8633.

A.P.N. 35-240-16

RESERVING THEREFROM A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 60 FEET OF THE SOUTH 354.64 FEET OF THE NORTH 684.28 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

TOGETHER WITH A NONEXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS ACROSS THE NORTH 25 FEET OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4; AND THE SOUTH 25 FEET OF THE N 1/2 OF THE SE 1/4 OF THE SE 1/4; ALSO THE EAST 50 FEET OF THE NE 1/4 OF THE SE 1/4 OF THE SE 1/4, ALL IN SECTION 22, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

FURTHER TOGETHER WITH AN EASEMENT OR RIGHT OF WAY FOR A ROAD, 60 FEET WIDE, FROM THE NORTHWEST CORNER TO THE HIGHWAY, ALONG THE NORTH BOUNDARY OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M., IN DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SW 1/4 OF SECTION 23, WHICH IS LOCATED NORTH 0°01' EAST, 1287.40 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH BOUNDARY OF SAID SW 1/4 OF THE SW 1/4 SOUTH 89°59' EAST, 402.56 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 395; HENCE ALONG THE HIGHWAY, SOUTH 28°22' EAST, 68.19 FEET; THENCE NORTH 89°59' WEST, 434.91 FEET, 60 FEET SOUTH OF AND PARRALLEL TO THE NORTH BOUNDARY; TO THE SECTION LINE, THENCE ALONG THE SECTION LINE NORTH 0°01' EAST, 60.00 FEET TO THE POINT OF BEGINNING.

WITNESS my hand this 28 day of JAN., 2015.

  
RICHARD OEN

STATE OF NEVADA            )  
  ):§  
County of Lyon             )

On JANUARY 28, 2015, personally appeared before me, a Notary Public, RICHARD OEN, who acknowledged that he executed the above instrument.

  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1121-22-000-012  
 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: Correcting the Date of the Trust from the previously recorded Document No. 2015-855809

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 *Kenneth Ward* Capacity As Agent for Seller & Buyer

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: RICHARD OEN  
 Address: 313 Valley Vista Drive  
 City: Dayton  
 State: Nevada                      Zip: 89403

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

THE RICHARD OEN 2015 REVOCABLE LIVING TRUST AGREEMENT  
 Print Name: \_\_\_\_\_  
 Address: 313 Valley Vista Drive  
 City: Dayton  
 State: Nevada                      Zip: 89403

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Kenneth V. Ward, Esquire                      Escrow # n/a  
 Address: 15 West Main Street  
 City: Dayton                      State: Nevada                      Zip: 89403

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