

DOUGLAS COUNTY, NV

2016-886920

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

08/31/2016 09:28 AM

GODEEDS

KAREN ELLISON, RECORDER

E07

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 518092064-44209603

MAIL TAX STATEMENTS TO:
LISA SUZANNE VALENTINE
PO BOX 3217
STATELINE, NV 89449

Tax ID No.: 1318-23-411-025

QUIT CLAIM DEED

THIS DEED made and entered into on this 3 day of August, 2016, by and between **LISA VALENTINE, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, a mailing address of PO BOX 3217, STATELINE, NV 89449, hereinafter referred to as Grantor(s) and **LISA SUZANNE VALENTINE, AS TRUSTEE OF THE PINERIDGE TRUST, DATED 8/5/2016**, a mailing address of PO BOX 3217, STATELINE, NV 89449, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DOUGLAS County, NEVADA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 171 PINERIDGE DRIVE, STATELINE, NV 89449

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 1318-23-411-025

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lisa Valentine
LISA VALENTINE

STATE OF Nevada
COUNTY OF Douglas

On 8-5-2016, before me, the undersigned, a notary public in and for said State personally appeared **LISA VALENTINE** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Audra Gustafson
NOTARY PUBLIC SIGNATURE

Audra Gustafson
Printed Name of Notary Public

My commission expires: 3-11-2017

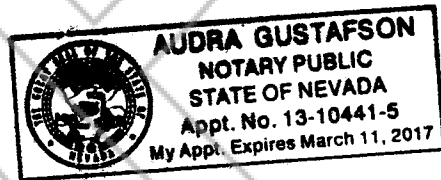


EXHIBIT A
LEGAL DESCRIPTION

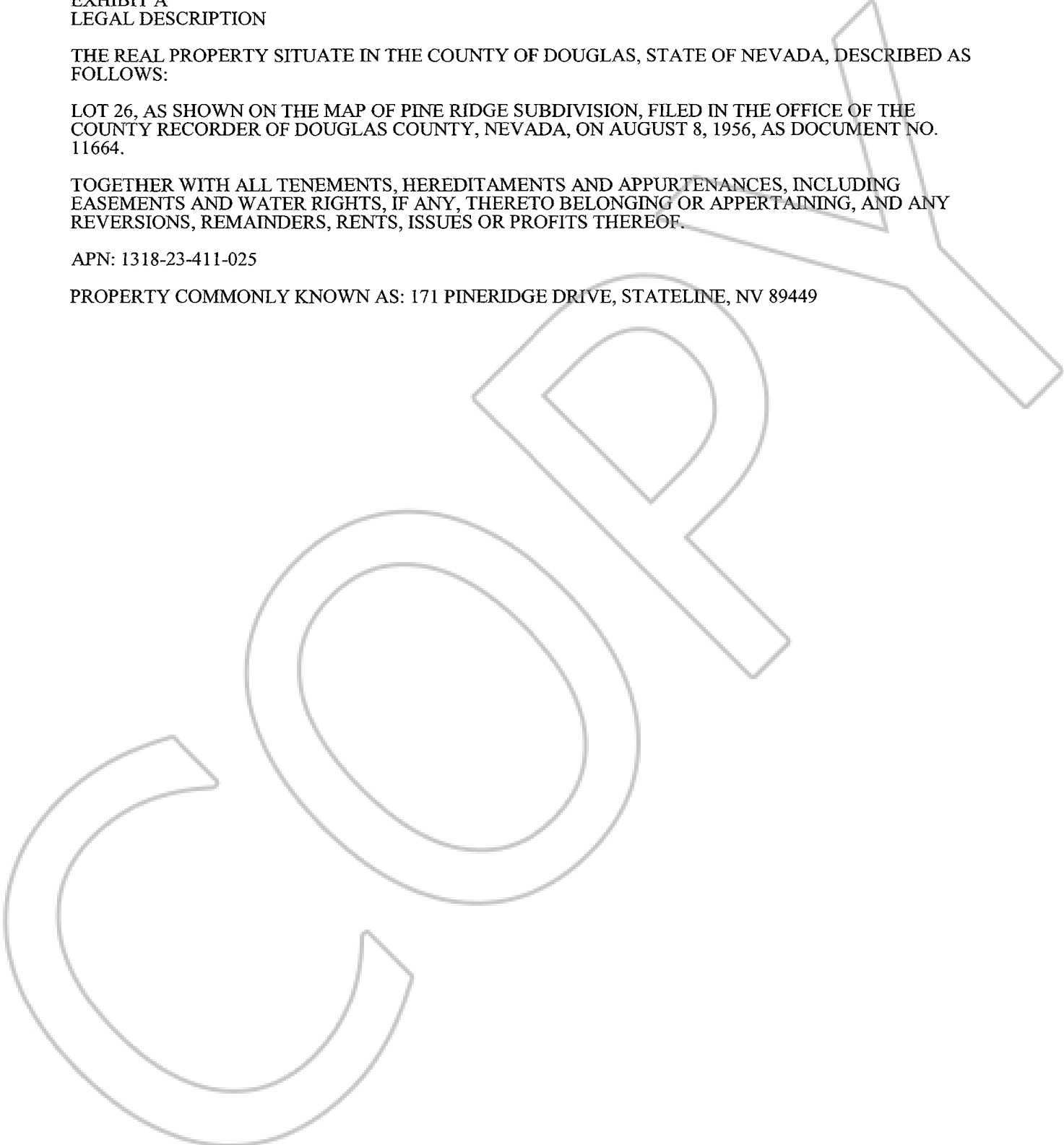
THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 26, AS SHOWN ON THE MAP OF PINE RIDGE SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 8, 1956, AS DOCUMENT NO. 11664.

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.

APN: 1318-23-411-025

PROPERTY COMMONLY KNOWN AS: 171 PINERIDGE DRIVE, STATELINE, NV 89449



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-23-411-025
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: TRANSFER TO GRANTOR'S TRUST FOR NO 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 Lisa Valert Capacity: Grantor
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lisa Valentine
 Address: PO Box 3217
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Plover Trust
 Address: PO Box 3217
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Godeeds, Inc. Escrow # _____
 Address: 8940 Main Street
 City: Clarence State: NY Zip: 14031