

APN: 1418-15-801-006



KAREN ELLISON, RECORDER E03

**RECORDING REQUESTED BY &
RETURN TO:**

KARLA K. BUTKO, ESQ.
1030 Holcomb Avenue
Reno, NV 89502
(775) 786-7118

GRANTOR'S ADDRESS:
ROBERT JOSEPH KAHN, Trustee
769 G. Street
Fernley, NV 89408

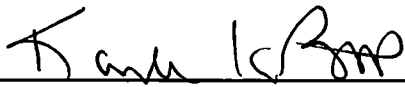
GRANTEE'S ADDRESS:
1754 Glenbrook LLC
1605 Wren Street
Reno, NV 89509

MAIL TAX STATEMENTS TO:
1754 Glenbrook, LLC
1605 Wren Street
Reno, NV 89509

**CORRECTED
QUITCLAIM DEED**

I, the undersigned do hereby affirm that the preceding document DOES NOT CONTAIN the Social Security Number of any person, per NRS 239B.030 & NRS 40.525.

DATED this 22 day of January, 2019.



KARLA K. BUTKO

RECITALS

- A. WHEREAS, ROBERT JOSEPH KAHN, a widowed man, established the ROBERT J. KAHN REVOCABLE LIVING TRUST dated July 15, 2010;
- B. WHEREAS, on July 15, 2010, ROBERT JOSEPH KAHN, a widowed husband with right of survivorship, as his sole and separate property executed a Quit Claim Deed conveying all of his right, title and interest in the real property to Grantee, ROBERT JOSEPH KAHN, Trustee of the ROBERT J. KAHN REVOCABLE LIVING TRUST dated July 15, 2010, recorded at the Douglas County Recorder's Office as Document Number 0767917, Book 0810, Pages 0126 through Page 0128, regarding Parcel Number 1418-15-801-006, commonly known as 1754 Highway 50, Douglas County, Nevada, said document having been recorded on August 2, 2010; and
- C. WHEREAS, on August 23, 2010, ROBERT JOSEPH KAHN, an unmarried man as his sole and separate property executed a Quitclaim Deed conveying all of his right, title and interest in the real property to Grantee, 1754 Glenbrook, LLC, recorded at the Douglas County Recorder's Office as Document Number 0770374, regarding Parcel Number 1418-15-801-006, commonly known as 1754 Highway 50, Douglas County, Nevada, said document having been recorded on September 13, 2010; and
- D. WHEREAS, in Document 0770374, the legal name of the Grantor contained an incorrect description of the legal name of the Grantor and needs to be corrected. The correct Grantor is as follows: ROBERT JOSEPH KAHN, Trustee of the ROBERT J. KAHN REVOCABLE LIVING TRUST dated July 15, 2010.

NOW THEREFOR, ROBERT JOSEPH KAHN, an unmarried man as his sole and separate property, hereinafter referred to as Grantor, of Reno, Washoe County, Nevada, and ROBERT JOSEPH KAHN, Trustee of the ROBERT J. KAHN REVOCABLE LIVING TRUST dated July 15, 2010, executes this correction deed confirming that the Prior Deed executed on August 23, 2010, recorded as Document No. 0770374, is corrected to reflect the true legal name of the Grantor of this Douglas County Property, APN : 1418-15-801-006 to ROBERT JOSEPH KAHN, Trustee of the ROBERT J. KAHN REVOCABLE LIVING TRUST dated July 15, 2010. FOR NO CONSIDERATION, ROBERT JOSEPH KAHN, Trustee of the ROBERT J. KAHN REVOCABLE LIVING TRUST, hereinafter referred to as Grantor, of Fernley, Lyon County, Nevada, does hereby quitclaim and convey to Grantee, 1754 GLENBROOK, LLC, all of his rights, title and interest to the property commonly described as 1754 Highway 50, Douglas County, Nevada, more particularly described as:

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PARCEL B:

COMMENCING at the section corner common to Sections 14, 15, 22 and 23; thence North 489.02 feet along the section line; thence North 89°41' West 1139.09 feet to the Point of Beginning; thence continuing North 89°41' West 641.43 feet; thence North 17°55' West 89.5 feet; thence South 89°41' East 186.11 feet; thence North 79°54'30" East 89.11 feet; thence South 9°59'40" East 10.14 feet; thence South 89°41' East 393.34 feet; thence South 91.19 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion which lies within the U.S. Highway 50 Right-of-Way, said portion being described as follows:

BEGINNING at a point on the Easterly Right-of-Way line from which the Southeast corner of Parcel B bears North 89°41' West 105.27 feet; thence North 89°41' West 178.29 feet to the Westerly Right-of-Way line; thence North 16°08'12" East 97.79 feet; thence South 89°41' East 157.38 feet; thence South 3°23'50" West 91.26 feet to the Point of Beginning. Situated in the SE 1/4, Section 15, T 14 N, R 18 E., M.D.M.

Parcel B being a parcel of land containing 1.00 acres more or less.

Said legal description having been recorded in documents 0770374 & 0767917.

Subject to all Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

RESERVING AND EXCEPTING THEREFROM all of the water, water rights, ditch stock, if any, appurtenant to the property for Robert E. Martin and Lillian Mary Martin, their heirs and assigns.


Further, as set forth in that certain Quitclaim Deed dated March 13, 1975, between Robert E. Martin and Lillian Mary Martin, his wife, parties of the first part, and Ernest Kahn and Marjorie I. Kahn, as joint tenants, parties of the second part, said deed recorded in official records of Douglas County, Nevada, on March 14, 1975, in book 375 at page 392 as document no. 78831 and re-recorded in official records of Douglas County, Nevada, on April 1, 1975, in book 475 at page 45 as document no. 79190, to include the Township and Range, Robert E. Martin and Lillian Mary Martin expressly reserve to themselves, their heirs and assigns, the right, at their own risk, to cross the strip or parcel of land herein conveyed by the lanes and the roads now established on the above described property, and at such other points as may be agreed upon by Robert E. Martin and Lillian Mary Martin

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and Ernest Kahn and Marjorie I. Kahn, their heirs, successors, or assigns for the purpose of having access to the land and premises of Robert E. Martin and Lillian Mary Martin.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee, and her assigns, and to her heirs, executors and administrators of the survivors forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first above written.



ROBERT JOSEPH KAHN, Trustee
The Robert J. Kahn Revocable Living Trust
dated July 15, 2010

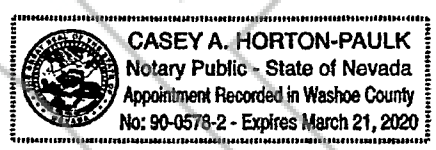
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STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

On the 22nd day of January, 2019, before me, the undersigned Notary Public, in and for the said State, personally appeared before me ROBERT JOSEPH KAHN, also known as Robert J. Kahn, known to me to be the person whose name is subscribed to the Grant, Bargain and Sale Deed, and acknowledged to me that he executed the same.

Casey A. Horton Paulk

Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-15-801-006
 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: Per Karla - OK to Change to
Exemption #3 - Trust of J

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 1 3
 b. Explain Reason for Exemption: Corrected Deed to correct name of Grantor on previously
recorded Deed; from Trust to LLC, equal ownership and no change with trust cert

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 Karla K Butko Capacity ATTORNEY

Signature _____ Capacity _____

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

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

Print Name: Robert J. Kahn, Trustee
 Address: 769 G. Street
 City: Fernley
 State: NV Zip: 89408

Print Name: 1754 Glenbrook LLC
 Address: 1605 Wren Street
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Karla K. Butko, Esq. Escrow # _____
 Address: 1030 Holcomb Ave.
 City: Reno State: NV Zip: 89502

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