

Assessor's Parcel Number:

1318-23-410-010

Prepared By:

Nevada Real Estate Documents

After Recording Return To:

Paul A. and Brenda K. Le Chevalier

PO Box 3162

Stateline, Nevada 89449

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 04, 2019 THE GRANTOR(S),

- Elaine P. Almeida, a married woman as her sole and separate property, residing at 192 Ponderosa Way, Stateline, Douglas County, Nevada 89449,

without consideration conveys, releases and quitclaims to the GRANTEE(S):

- Paul A. Le Chevalier and Brenda K. Le Chevalier, Trustees of the Le Chevalier Family Trust, dated April 10, 2018, residing at 25401 Remesa Drive, Mission Viejo, Orange County, California 92691,

the following described real estate, situated in the City of Stateline, in the County of Douglas, State of Nevada

Legal Description:

Lot 38 as shown on the map of Ponderosa Park Subdivision, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 25, 1970 as Document No. 42729.

Description is as it appears in Document No. 2017-906564, Official Records, Douglas County, Nevada.

Commonly known as: 192 Ponderosa Drive, Stateline, NV 89449

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This is a transfer from child to parents trust.

Mail Tax Statements To:
Paul A. and Brenda K. Le Chevalier
PO Box 3162
Stateline, Nevada 89449

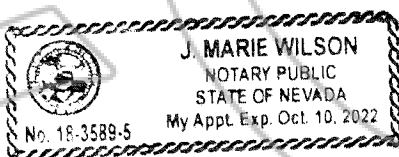
Grantor Signatures:

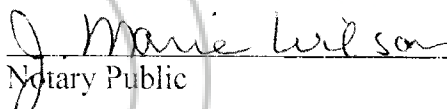
DATED: June 4, 2019


Elaine P. Almeida

STATE OF NEVADA, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this 4th day of June, 2019 by Elaine P. Almeida.




Notary Public

CNSA
Title (and Rank)

My commission expires 10-10-22

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1318-23-410-010
 - 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: _____	
Verified Trust - JS	

- 3. Total Value/Sales Price of Property: \$ \$0.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- 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: _____ %

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 [Signature] Capacity Grantor

Signature _____ Capacity _____

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

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

Print Name: Elaine P. Almeida
 Address: 192 Ponderosa Drive
 City: Stateline
 State: NV Zip: 89449

Print Name: Paul A. and Brenda K. Le Chevalier, Trustees
 Address: 25401 Remesa Drive
 City: Mission Viejo
 State: CA Zip: 92691

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Colorado Real Estate Documents & Notary Escrow # n/a
 Address: 6437 Iris Court
 City: Arvada State: CO Zip: 80004

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