

PARCEL IDENTIFICATION NUMBER: 1023-08-002-005

Commitment Number: 19084716

After Recording, Send To:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

SEND TAX STATEMENTS/BILLS TO:

Valida A. McMichael

1399 AMERICAN WAY, WELLINGTON, NV 89444

Exempt RPTT NRS 375.090 (7)

QUITCLAIM DEED

Valida A. McMichael, as Trustee of the Valida A. McMichael Trust, hereinafter grantor, whose address is **1399 AMERICAN WAY, WELLINGTON, NV 89444**, for \$0.00 (Zero dollars and no cents) in consideration paid, grants and quitclaims to **Valida A. McMichael, widowed and not remarried**, hereinafter grantee, whose tax mailing address is **1399 AMERICAN WAY, WELLINGTON, NV 89444**, the following real property in Douglas County, Nevada:

PARCEL 1 : BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B AND M., FURTHER DESCRIBED AS FOLLOWS:

LOT 4, AS SET FORTH ON THE PARCEL MAP FOR VICTOR AND JANET BURON FILED FOR RECORD MARCH 24, 1981, IN BOOK 381, PAGE 2052, DOCUMENT NO. 54677, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 2: AN ACCESS ROAD ACROSS THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP, 10 NORTH, RANGE 23 EAST, M.D.B. AND M., AS DISCLOSED IN RIGHT-OF-WAY GRANT RECORDED FEBRUARY 27, 1992, IN BOOK 292, PAGE 4416, AS DOCUMENT NO. 271960, DESCRIBED AS FOLLOWS:

19084716

THE SAID ACCESS ROAD WILL BE 20 FEET WIDE AND APPROXIMATELY 600 FEET LONG, AND THE CENTERLINE OF THE ACCESS ROAD WILL EXTEND FROM THE NORTH BOUNDARY AT A POINT ABOUT 159 FEET WEST OF ITS NORTHEAST CORNER TO A POINT 15 FEET SOUTH OF THE SUBJECT PROPERTY, NORTHWEST CORNER. FROM THIS LOCATION THE ACCESS ROAD WILL ENTER THE SUBJECT PROPERTY. SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

Property Address is: 1399 AMERICAN WAY, WELLINGTON, NV 89444

Prior instrument reference: 2017-897583

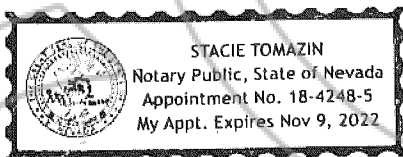
Executed by the undersigned on July 9, 2019:

Valida A. McMichael

Valida A. McMichael, as Trustee of the Valida A. McMichael Trust

STATE OF NEVADA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on July 9, 2019 by **Valida A. McMichael, as Trustee of the Valida A. McMichael Trust** who is personally known to me or has produced Nevada DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1023-08-002-005
 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: <u>Trust Okay ~A.B. 7/17/19</u>	

3. a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (0)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section (7)
 b. Explain Reason for Exemption: FROM A TRUST W/O 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 Valida A. McMichael Capacity: Borrower

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Valida A. McMichael, as Trustee of the Valida A. McMichael Trust
 Address: 1399 AMERICAN WAY, WELLINGTON, NV 89444
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Valida A. McMichael
 Address: 1399 AMERICAN WAY, WELLINGTON, NV 89444
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: BCHH INC
 Address: 181 MONTOUR RUN ROAD
 City: CORAOPOLIS

Escrow # 19084716
 State: PA Zip: 15108