

APN: 1318-23-212-062

This Document Was Prepared by:  
Edward Starrs  
PO Box 3373  
Stateline, NV 89449



KAREN ELLISON, RECORDER E07

After Recording Please Return to:  
Edward Starrs  
PO Box 3373  
Stateline, NV 89449

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## NEVADA QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 1st day of September, 2020, by Edward Starrs whose address is PO Box 3373, Stateline, NV 89449, hereinafter called the "Grantor(s)", to <sup>ROBERT</sup> Edward Starrs as Trustee, 1<sup>st</sup> Base Trust, whose address is PO Box 3373, Stateline, NV 89449, hereinafter called the "Grantee(s)":

Witnesseth: That the Grantor, for and in consideration of the sum of zero dollars (\$0), hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee(s), all that certain land situated in Douglas County, Nevada, described as follows:



Edward Starrs  
Grantor

Edward Starrs

Printed Name

PO Box 3373, Stateline, NV 89449

Address (City, State, and ZIP)

(775) 4434-5105

Phone Number

**IN WITNESS THEREOF,**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Address (City, State, and ZIP)

**[Can be signed by either Witness or Notary Public – per NRS 111.115]**

STATE OF NEVADA )

COUNTY OF Douglas ) ss:

The foregoing instrument was acknowledged before me, Michael Troutner, a notary public in and for the state of Nevada by Edward Starrs on the 4<sup>th</sup> day of September, 2020.

Michael Troutner  
NOTARY PUBLIC



My commission expires July 16, 2024



all that real property situated in the County of Douglas , State of Nevada, described as follows:

That portion of Lot 30, as shown on the Map of Lake Village Unit 2C, filed in the office of the County Recorder of Douglas County, Nevada, on March 10, 1972, as Document No. 58124, and on Amended Map recorded on April 27, 1973, as Document No. 65826, more particularly described as follows:

Commencing at the center of said Lot 30, being a circular lot with a radius of 35.00 feet;

Thence South  $89^{\circ}50'20''$  East 35.0.0 feet to a point on the boundary of said Lot 30, said point being the True Point of Beginning;

Thence along said boundary being a curve to the left having a tangent bearing of North  $00^{\circ}09'40''$  East and being concave to the Southwest through a central angle of  $32^{\circ}37'22''$  with a radius of 35.00 feet, an arc length of 19.93 feet to a point on the boundary of said Lot which lies North  $57^{\circ}32'18''$  East, 25.00 feet from the center of said Lot;

Thence leaving said boundary South  $73^{\circ}50'59''$  West, a distance of 67.18 feet to a point on the boundary of said Lot 30, which bears North  $89^{\circ}50'20''$  West, 35.00 feet from the center of said Lot 30; .

Thence along said boundary being a curve to the left having a tangent bearing of South  $00^{\circ}09'40''$  West and being concave to the Northeast through a central angle of  $32^{\circ}37'22''$  with a radius of 35.00 feet, an arc distance of 19.93 feet to a point, which bears South  $57^{\circ}32'18''$  West, 35.00 feet from the center of said Lot 30:

Thence leaving said boundary North  $73^{\circ}50'59''$  East, 67.18 feet to the Point of Beginning

Said described Parcel of Lot 30 is further set forth as Parcel B of that certain Parcel Map recorded September 24, 1976, as Document No. 03498, Official Records.

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**Also known as street name and number: 122 B Snowbird Court, Stateline< Nevada, 89449**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1318-23-212-062  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - J</u>	

3. Total Value/Sales Price of Property: \$ 0  
Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \$ 0  
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: Transfer to Trust without 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 Edward Starrs Capacity GRANTOR

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

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

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

Print Name: Edward Starrs  
Address: PO Box 3373  
City: Stateline  
State: NV Zip: 89449-3373

Print Name: Edward Starrs as Trustee, 1st Base Trust  
Address: PO Box 3373  
City: Stateline  
State: NV Zip: 89449-3373

**COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_