

**Return to After Recording:**  
Vantage Point Title, Inc.  
25400 US 19 North, Suite 135  
Clearwater, FL 33763  
Reference Number: NV615346

**Mail Tax Statements to:**  
Elizabeth J. Turnbeaugh and  
Lysle Rollan Turnbeaugh  
1848 Fish Springs Road  
Gardnerville, NV 89410

Parcel ID#: 1220-01-001-075

Pursuant to NRS 239B.030(4), I affirm the instrument contained below (or attached hereto) does not contain the social security number of any person.

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATIONS, the receipt of which is hereby acknowledged **ELIZABETH J. TURNBEAUGH, a married woman as her sole and separate property**, whose post office address is 1848 Fish Springs Road, Gardnerville, NV 89410, Grantor, does hereby remise, release and quitclaim unto **ELIZABETH J. TURNBEAUGH AND LYSLE ROLLAN TURNBEAUGH, husband and wife**, whose post office address is 1848 Fish Springs Road, Gardnerville, NV 89410, Grantees, all rights, title, and interest, in and to all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

All that certain lot piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of Section 1, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel 1:

Parcel 3 as shown on Parcel Map LDA 04-068 for Matthew A. Johnson, filed for record in the Office of the County Recorder of Douglas County, Nevada on July 10, 2005, in Book 0705, Page 2244, as Document No. 648855, Official Records.

Parcel 2:

TOGETHER WITH a 50' private access easement located along the easterly lot line of Parcel 2 as shown on Parcel Map with document number 648855.

Being the same property conveyed to Elizabeth J. Turnbeaugh, a married woman as her sole and separate property by Deed from Lysle R. Turnbeaugh, a married man, dated 4/17/2014 and recorded 4/18/2014 in Instrument 841296, in the Office of the County Recorder of Douglas

County, Nevada.

Commonly Known As: 1848 Fish Springs Road, Gardnerville, NV 89410  
Parcel ID: 1220-01-001-075

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 27<sup>th</sup> day of July, 2020.

Elizabeth J. Turnbeaugh  
Elizabeth J. Turnbeaugh

STATE OF Nevada }  
COUNTY OF Douglas }

This instrument was acknowledged before me on this 27<sup>th</sup> day of July, 2020 by Elizabeth J. Turnbeaugh.

Lisa Vocelka  
Notary Public  
Printed Name: Lisa Vocelka  
My Commission Expires: 5/31/22



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-01-001-075  
 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  
 e)  Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
NOTES: _____	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Between husband and wife for no 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 *E. Turnbeaugh* Capacity: grantor  
 Signature *E. J. Turnbeaugh* Capacity: grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: ELIZABETH J. TURNBEAUGH  
 Address: 1848 Fish Springs Road  
 City: Gardnerville  
 State: NV ZIP: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: ELIZABETH J. TURNBEAUGH AND LYSLE ROLLAN TURNBEAUGH  
 Address: 1848 Fish Springs Road  
 City: Gardnerville  
 State: NV ZIP: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if no seller of buyer)**  
 Print Name: Vantage Point Title, Inc. Escrow #: \_\_\_\_\_  
 Address: 25400 US Hwy 19 N, Ste 135  
 City: Clearwater State: Florida ZIP: 33763