

DOUGLAS COUNTY, NV

2020-953996

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

10/07/2020 08:23 AM

RADIAN SETTLEMENT SERVICES INC.

KAREN ELLISON, RECORDER

E07

APN: 122013801012

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280163815

MAIL TAX STATEMENTS TO:

CHARLES L. BEASLEY AND SUSAN K. HUTCHISON
844 Regalia Court
Gardnerville, NV 89410

QUITCLAIM DEED

THIS DEED made and entered into on this 1 day of OCTOBER, 2020, by and between **CHARLES L. BEASLEY AND SUSAN K. HUTCHISON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 844 Regalia Court, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **CHARLES L. BEASLEY AND SUSAN K. HUTCHISON-BEASLEY, AS CO-TRUSTEES UNDER THE HUTCHISON BEASLEY FAMILY TRUST AS RESTATED ON JULY 20, 2012**, a mailing address of 844 Regalia Court, Gardnerville, NV 89410, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 844 Regalia Court, Gardnerville, NV 89410

Prior instrument reference: Document Number: 2020-953981, Recorded: 10/06/2020

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 1 day of OCTOBER, 20 20.

Charles L. Beasley
CHARLES L. BEASLEY

Susan K. Hutchison
SUSAN K. HUTCHISON

STATE OF Nevada
COUNTY OF Douglas

On 10/1/2020, before me, the undersigned, a Notary Public in and for said State personally appeared Charles L. Beasley & Susan K. Hutchison personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Jennifer Bommarito
NOTARY PUBLIC SIGNATURE

Jennifer Bommarito
Printed Name of Notary Public

My commission expires: 11/12/2022



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF GARDNERVILLE COUNTY OF DOUGLAS STATE OF NV, DESCRIBED AS: ALL THAT REAL PROPERTY SITUATED IN THE CITY OF GARDNERVILLE, COUNTY OF DOUGLAS , STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., FURTHER DESCRIBED AS FOLLOWS:

PARCEL 4D-3 AS SET FORTH IN PARCEL MAP #3 FOR JERRY E. TILLEY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 9, 1991, IN BOOK 1091, PAGE 1596, AS DOCUMENT NO. 262286, BEING A RE-SUBDIVISION OF PARCEL 4D AS SET FORTH IN PARCEL MAP #2 FOR JERRY TILLEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 13, 1990, IN BOOK 490, PAGE 1902, AS DOCUMENT NO. 223931.

PARCEL ID NUMBER: 122013801012

PROPERTY COMMONLY KNOWN AS: 844 REGALIA COURT, GARDNERVILLE, NV 89410

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 122013801012
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

3. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0.00
 d. 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: Placing property into 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 Charles L. Beasley Capacity: Grantor

Signature Susan K. Hutchison Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: CHARLES L. BEASLEY AND SUSAN K. HUTCHISON*
 Address: 844 Regalia Court
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CHARLES L. BEASLEY AND SUSAN K. **
 Address: 844 Regalia Court
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: GOdeeds, Inc.
 Address: 8940 Main Street
 City: Clarence

Escrow # _____
 State: NY Zip: 14031

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*Husband and wife, as joint tenants with right of survivorship
 **HUTCHISON-BEASLEY, AS CO-TRUSTEES UNDER THE HUTCHISON BEASLEY FAMILY TRUST AS RESTATED ON JULY 20, 2012