

APN # 1320-29-119-011
**RECORDING REQUESTED
AND RETURN TO:**

Lifeline Estate Services, Inc.
3708 Lakeside Dr. Ste. 202
Reno, NV 89509

MAIL TAX STATEMENT TO:

Steven D. Mauser
963 Topsy Ln. #306-381
Carson City, NV 89423



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

Steven D. Mauser, trustee of The Revocable Living Trust Agreement of Steven D. Mauser Dated July 24, 2008, hereby quitclaims to **Steven D. Mauser**, trustee or successor trustee of the **STEVEN MAUSER TRUST DATED OCTOBER 8, 2020**, the following described real estate in Douglas County, State of Nevada:

See Exhibit A attached:

Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof. This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: October 8th, 2020

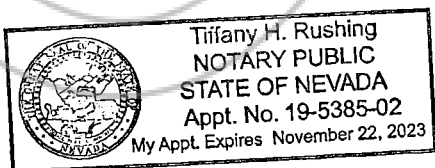
THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

STEVEN D. MAUSER

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

ACKNOWLEDGMENT

Personally came before me this 8th day of October, 2020 the above named **Steven D. Mauser**, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Tiffany H. Rushing Notary Public
Washoe County, Nevada
My Commission Expires 11/22/2023

EXHIBIT "A"

Parcel 1:

Unit 375 as shown on the Final Map No. 1008-9 for WINHAVEN, UNIT NO. 9 PLANNED UNIT DEVELOPMENT, filed for record in the Office of the Recorder of Douglas County, Nevada on July 8, 1999, in Book 799 of Official Records at Page 1253, as Document No. 472099.

Parcel 2:

A non-exclusive easement for use, enjoyment, ingress and egress over common Area as set forth in Declaration of Covenants, Conditions and Restriction Recorded September 28, 1990, in Book 990, Page 4348, as Document NO. 235644, Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-119-011
- 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
- j) other

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING	_____
NOTES:	<i>Verified Trust - [Signature]</i>

3. Total Value/Sales Price of Property:

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: 7
- b. Explain Reason for Exemption: Transfer to a revocable living trust without consideration. Steven D. Mauser is the creator and trustor of the Steven Mauser Trust Dated 10/8/20

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 disallowance of any claimed exemption, or other determination of additional taxes 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: _____

Capacity: Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Steven D. Mauser
Address: 963 Topsy Ln. #306-381
City: Carson City
State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Steven D. Mauser
Address: 963 Topsy Ln. #306-381
City: Carson City
State: NV Zip: 89705
Trustee of the Steven Mauser Trust DTD 10/8/20

COMPANY /PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Lifeline Estate Services, Inc
Address: 3708 Lakeside Dr. Suite 202
City: Reno State: NV Zip: 89509
Escrow #

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)