

DOUGLAS COUNTY, NV

2021-959544

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

01/07/2021 10:11 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E05

ASSESSOR'S PARCEL NO. 1420-08-217-036

WHEN RECORDED MAIL TO:

TIM MURPHY
MURPHY'S LAW FIRM, LLC
108 LA GRANGE AVENUE
LA PLATA, MD 20646

MAIL TAX NOTICES TO:

EDWIN A. KELLER, JR.
5532 DESERT SPRING ROAD
LAS VEGAS, NV 89149

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EDWIN A. KELLER and CATHERINE A. KELLER, husband and wife, as joint tenants with right of survivorship (herein, "Grantor"), whose address is 39970 Grandview Street, Mechancisville, MD 20659, hereby QUITCLAIMS to EDWIN A. KELLER, JR., an unmarried man (herein, "Grantee"), whose address is 3513 Long Drive, Minden, NV 89423, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3513 Long Drive, Minden, NV 89423

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 14th day of December, 2021.

[Signatures on the following page]

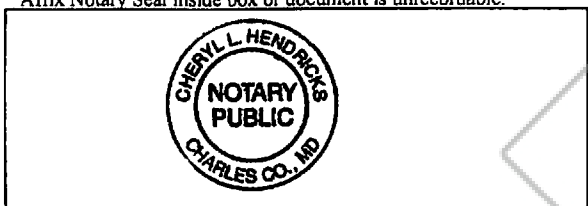
GRANTOR:

Edwin A. Keller
EDWIN A. KELLER

STATE OF Maryland
COUNTY OF Charles

This instrument was acknowledged before me on 12/14/2020, by EDWIN A. KELLER.

Affix Notary Seal inside box or document is unrecordable.



Cheryl Hendricks
NOTARY PUBLIC
my comm exp 2/16/2021

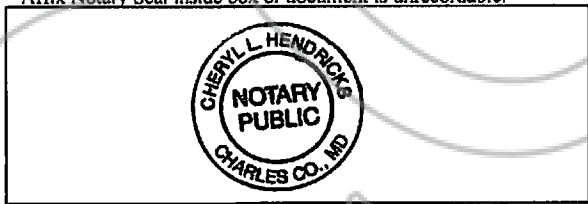
GRANTOR:

Catherine A. Keller
CATHERINE A. KELLER

STATE OF Maryland
COUNTY OF Charles

This instrument was acknowledged before me on 12/14/2020, by CATHERINE A. KELLER.

Affix Notary Seal inside box or document is unrecordable.



Cheryl Hendricks
NOTARY PUBLIC
my comm exp 2/16/2021

Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



Edwin A. Keller, Jr.
Title: Grantee

COPY

EXHIBIT A

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

Lot 641, as set forth on Final Map No. LDA #99-054-6 SUNRIDGE HEIGHTS III, PHASE 6, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 24, 2004, in Book 804, Page 10164, Document No. 622411.

APN: 1420-08-217-036

Per NRS 111.312, this legal description was previously recorded as Document No. 739794, on March 18, 2009, in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-08-217-036
 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
 Other _____

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

3. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: parent-child transfer

5. Partial Interest: Percentage being transferred: 100.00 %

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 Edwin A. Keller Capacity GRANTOR
 Signature Catherine A. Keller Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Edwin A. Keller and Catherine A. Keller
 Address: 39970 Grandview Street
 City: Mechanicville
 State: MD Zip: 20659

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Edwin A. Keller, Jr.
 Address: 5532 DESERT SPRING Rd
 City: LAS VEGAS
 State: NV Zip: 89149

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: US Deeds, PA Escrow #: _____
 Address: 423 Lithia Pinecrest Road
 City: Brandon State: FL Zip: 33511