

APN: 1220-19-001-005



KAREN ELLISON, RECORDER E07

Recording Requested by and  
When Recorded Mail To:

Jeffrey K. Rahbeck  
Post Office Box 217  
Genoa, Nevada 8941

Mail Tax Statements To:

SAME AS ABOVE

**QUITCLAIM DEED**

THIS INDENTURE, made this 5<sup>th</sup> day of FEBRUARY 2021 by and between JEFFREY K. RAHBECK, Grantor, and JEFFREY K. RAHEBCK and KATHLEEN A. RAHBECK Trustees of THE J & K RAHBECK TRUST, UTD May 10, 2013, Grantee, as follows:

**WITNESSETH:**

Grantor does hereby convey and quitclaim to Grantee all of Grantor's one-half (1/2) ownership interest in that certain piece and parcel of real property described on Exhibit "A", attached hereto.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first written above.


  
JEFFREY K. RAHBECK



EXHIBIT "A"

All that certain piece of parcel of land situate in the County of Douglas, State of Nevada, being a portion of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, T. 12 M., R. 20 E., M.D.B.&M., described as follows:

Commencing at the Southwest corner of that parcel of land conveyed to Lester V. Swenson, et ux, by Deed recorded May 26, 1964, in Book 24, Page 407, Official Records, thence N.  $0^{\circ}28'12''$ E, along the West line of said parcel a distance of 1005.34' to the Northwest corner of that parcel described in Book 27, Page 86, Official Records., Thence N.  $89^{\circ}51'31''$ E. along the Northerly line of said parcel 1222.28' to the Northeast corner thereof, said point being also on the Westerly Right of Way line of Nevada State Highway Route 88, thence along said Right of Way line N.  $0^{\circ}07'45''$  W. a distance of 30.00' to the true point of beginning; thence S.  $89^{\circ}51'31''$ W. 1192.28'; thence N.  $0^{\circ}28'12''$ E. 959.10'; thence S.  $89^{\circ}58'37''$ E. 727.69' to a point on the Northwesterly line of the aforesaid Swenson land recorded in Book 24, Page 407, Official Records, thence S.  $38^{\circ}49'17''$ E. 727.13 to a point on the Westerly Right of Way line of Nevada State Highway, Route 88; thence continuing along the Highway Right of Way line, S.  $0^{\circ}07'45''$  E. to the True Point of Beginning.

This description was previously recorded on December 22, 1976, in Book 1276 at Page 1318.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-19-001-005  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>2/19/21</u>	
NOTES: <u>Trust for J &amp; K</u>	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: Transfer to a Trust without consideration

5. Partial Interest: Percentage being transferred: 50.00 %

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 Jeff Rahbeck Capacity Transferor

Signature Jeff Rahbeck Trustee Capacity Transferee

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

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

Print Name: Jeff Rahbeck  
 Address: Box 217  
 City: Genoa  
 State: NV Zip: 89411

Print Name: The J & K Rahbeck Trust  
 Address: Box 217  
 City: Genoa  
 State: NV Zip: 89411

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

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)