

DOUGLAS COUNTY, NV

2021-966055

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

04/23/2021 08:28 AM

CLOSING USA

KAREN ELLISON, RECORDER

E03

APN: 1219-15-001-080

AFTER RECORDING RETURN TO:

Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL200074190LD

MAIL TAX STATEMENTS TO:

Stephen C. Ritchie
990 Sheridan Lane
Gardnerville, NV 89460

QUITCLAIM DEED

THIS DEED made and entered into on this 15 day of 24, 2021, by and between **Stephen C. Ritchie, Trustee of the 1999 Ritchie Family Intervivos Trust dated December 2, 1999, who acquired title as The 1999 Ritchie Family Intervivos Trust, dated December 2, 1999**, a mailing address of 990 Sheridan Lane, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Stephen C. Ritchie, Trustee of the 1999 Ritchie Family Intervivos Trust dated December 2, 1999**, a mailing address of 990 Sheridan Lane, Gardnerville, NV 89460, 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: 990 Sheridan Lane, Gardnerville, NV 89460

Prior instrument reference: Instrument Number: 2016-889419, Recorded: 10/20/2016

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 15 day of 4, 2021.

Stephen Ritchie as Trustee
Stephen C. Ritchie, Trustee of the 1999 Ritchie Family Intervivos Trust dated December 2, 1999, who acquired title as The 1999 Ritchie Family Intervivos Trust, dated December 2, 1999

STATE OF _____
COUNTY OF _____

On _____, before me, the undersigned, a Notary Public in and for said State personally appeared Stephen C. Ritchie, Trustee of the 1999 Ritchie Family Intervivos Trust dated December 2, 1999, 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.

NOTARY PUBLIC SIGNATURE

Printed Name of Notary Public

My commission expires: _____

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

See Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

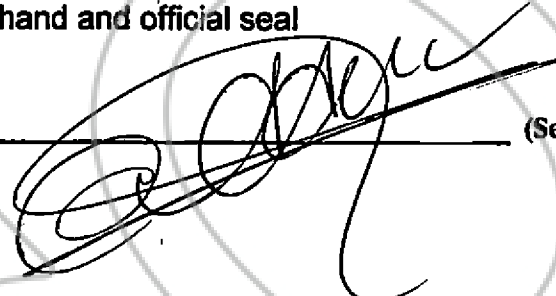
County of Los Angeles

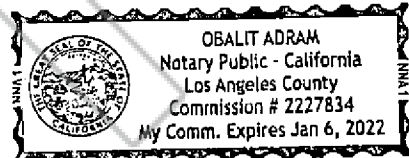
On 4/15/2021 before me, Obalit Adram, Notary Public
(insert name and title of the officer)

personally appeared Stephen C. Ritchie The 1999 Ritchie Family Intervivos Trust
who 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature  (Seal)



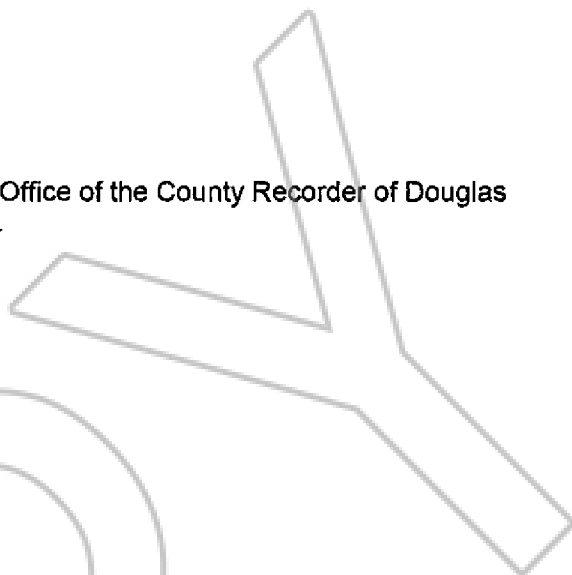
LEGAL DESCRIPTION

The following described property:

Lot 1 as shown on the map of Sheridan Acres Unit No. 1, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 8, 1966, as Document No. 32486.

Parcel/APN/Tax ID: 1219-15-001-080

COPY



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-15-001-080
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 03
 b. Explain Reason for Exemption: UPDATING TRUST VERBIAGE ON TITLE

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 *Backway* Capacity: agent
 Signature *Backway* Capacity: agent

SELLER (GRANTOR) INFORMATION
(REQUIRED) The 1999 Ritchie
 Print Name: Stephen C Ritchie, Family Intervivos Trust
 Address: 990 Sheridan Lane
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED) The 1999 Ritchie
 Print Name: Stephen C Ritchie, Family Intervivos Trust
 Address: 990 Sheridan Lane
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Closing USA, LLC Escrow # _____
 Address: 7665 Omnitech Place
 City: Victor State: NY Zip: 14564