

APN: 1219-16-002-006

AFTER RECORDING RETURN TO:  
Closing USA, LLC  
7665 Omnitech Pl.  
Victor, NY 14564  
File No. CL210012238LD

MAIL TAX STATEMENTS TO:  
**MURRY YOFFEE and CHONG A. YOFFEE**  
161 SUMMIT RIDGE WAY  
GARDNERVILLE, NV 89460

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**QUITCLAIM DEED**

THIS DEED made and entered into on this 12 day of April, 2021, by and between **MURRY YOFFEE, TRUSTEE OF THE MURRAY L. YOFFEE REVOCABLE TRUST DATED DECEMBER 12, 1995, RESTATEMENT DATED NOVEMBER 1, 2016, AND ANY AMENDMENTS THERETO.**, a mailing address of 161 SUMMIT RIDGE WAY, GARDNERVILLE, NV 89460, hereinafter referred to as Grantor(s) and **MURRY YOFFEE, TRUSTEE OF THE MURRAY L. YOFFEE REVOCABLE TRUST DATED DECEMBER 12, 1995, RESTATEMENT DATED NOVEMBER 1, 2016 AND ANY AMENDMENTS THERETO and CHONG A. YOFFEE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 161 SUMMIT RIDGE WAY, 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:

Also known as: 161 SUMMIT RIDGE WAY, GARDNERVILLE, NV 89460

Prior instrument reference: Instrument Number: 2017-894638, Recorded: 02/13/2017

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 12<sup>th</sup> day of April, 2021.

Murray Yoffe  
MURRAY YOFFE TRUSTEE OF THE MURRAY L. YOFFEE REVOCABLE TRUST DATED  
DECEMBER 12, 1995, RESTATEMENT DATED NOVEMBER 1, 2016, AND ANY  
AMENDMENTS THERETO

STATE OF NV  
COUNTY OF Douglas

On April 12, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared MURRAY YOFFEE 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.

G. J. Pike  
NOTARY PUBLIC SIGNATURE

G. J. Pike  
Printed Name of Notary Public

My commission expires: 1/28/25



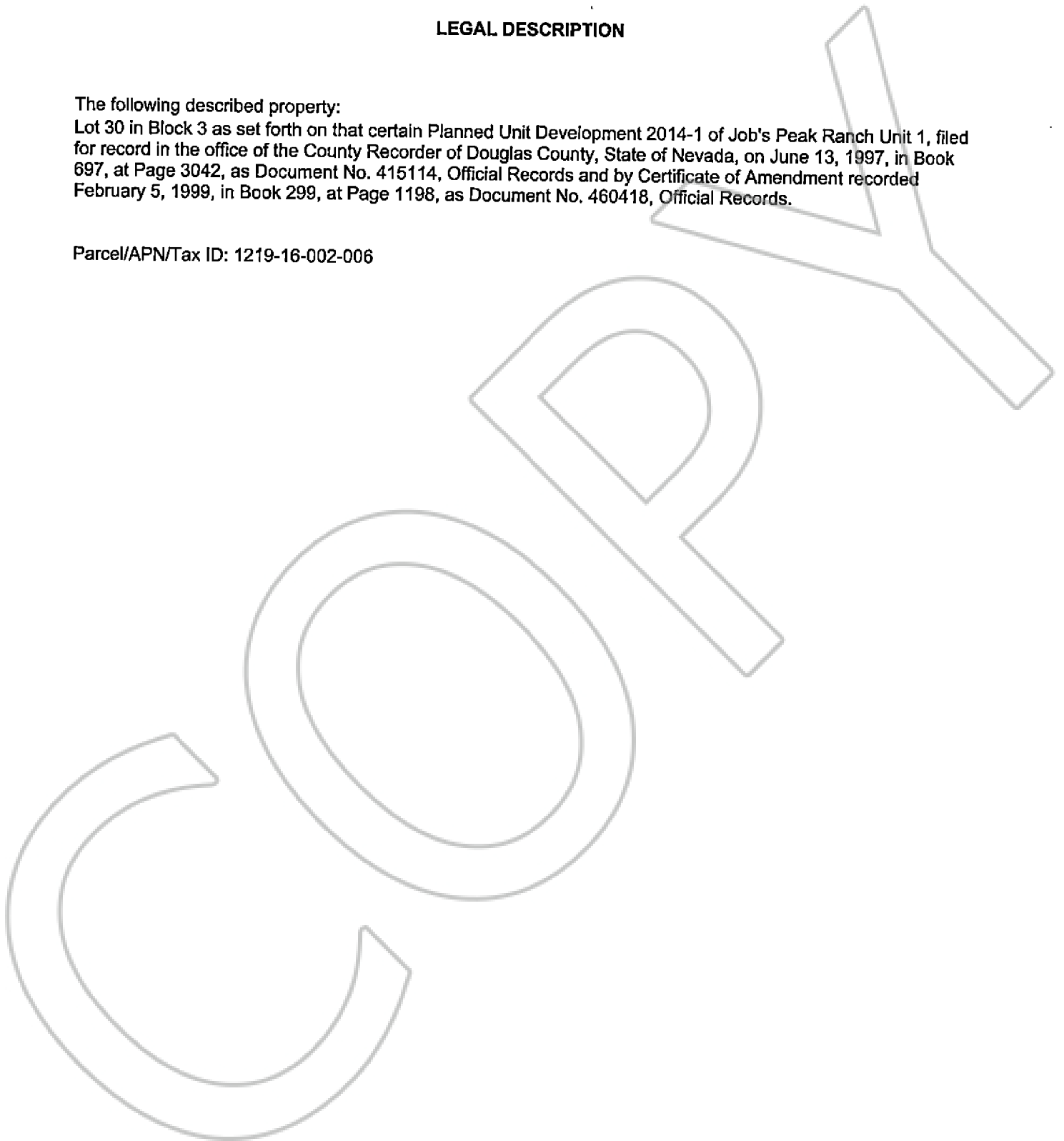
No title exam performed by the preparer. Legal description and party's names provided by the party.

## LEGAL DESCRIPTION

The following described property:

Lot 30 in Block 3 as set forth on that certain Planned Unit Development 2014-1 of Job's Peak Ranch Unit 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 13, 1997, in Book 697, at Page 3042, as Document No. 415114, Official Records and by Certificate of Amendment recorded February 5, 1999, in Book 299, at Page 1198, as Document No. 460418, Official Records.

Parcel/APN/Tax ID: 1219-16-002-006



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1219-16-002-006  
 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      \$ 803,477.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                            \$ 803,477.00  
 d. Real Property Transfer Tax Due            \$ 3,133.65

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090. Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Murray Yoffee Capacity: GRANTOR  
 Signature Murray Yoffee Chong A Yoffee Capacity: GRANTEE

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Murray Yoffee, trustee  
 Address: 161 Summit Ridge Way  
 City: Gardnerville  
 State: NV                                      Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Murray Yoffee, trustee, and Chong A Yoffee  
 Address: 161 Summit Ridge Way  
 City: Gardnerville  
 State: NV                                      Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Closing USA, LLC  
 Address: 7665 Omnitech Place  
 City: Victor

Escrow # \_\_\_\_\_  
 State: NY                                      Zip: 14564