

DOUGLAS COUNTY, NV

2021-966373

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

04/28/2021 08:35 AM

GODEEDS

KAREN ELLISON, RECORDER

E09

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 546848398-67359648

MAIL TAX STATEMENTS TO:
SeCo Properties LLC
3579 E Foothill Boulevard #401
Pasadena, CA 91107

Tax ID No.: 141909001018

QUIT CLAIM DEED

THIS DEED made and entered into on this 21 day of April, 2021, by and between **Philip Kendall and Michelle Kendall, husband and wife, as Joint Tenants**, a mailing address of 3263 New York Drive, Pasadena, CA 91107, hereinafter referred to as Grantor(s) and **SeCo Properties LLC**, a mailing address of 3579 E Foothill Boulevard #401, Pasadena, CA 91107, 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, cash in hand paid, the receipt of which is hereby acknowledged, have 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: 196 Scenic Range Ct., Carson City, NV 89705

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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Philip Kendall
Philip Kendall

Michelle Kendall
Michelle Kendall

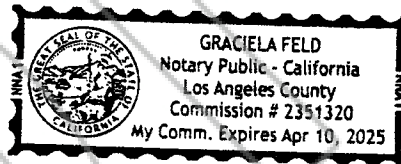
STATE OF California
COUNTY OF Los Angeles

On 4/21/2021, before me, the undersigned, a notary public in and for said State personally appeared Philip Kendall and Michelle Kendall 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.

Graciela Feld
NOTARY PUBLIC SIGNATURE

Graciela Feld
Printed Name of Notary Public



My commission expires: April 10, 2025

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 4/21/2021 before me, Graciela Feld, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Philip Kendall - Michelle Kendall
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: 4/21/2021 Quitclaim Deed
Document Date: 4/21/2021 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**EXHIBIT A
LEGAL DESCRIPTION**

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

Parcel 1:

Lot 40 of CLEAR CREEK TAHOE-PHASE 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 23, 2020, as File No. 943845, Official Records.

Parcel 2:

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099, and 916465.

APN: 141909001018

PROPERTY COMMONLY KNOWN AS: 196 Scenic Range Ct., Carson City, NV 89705

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 141909001018
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Operating Agmt OK - JS	

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 9
 b. Explain Reason for Exemption: Transfer to Grantor's LLC for no consideration

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 Philip Kendall Capacity: Grantor

Signature Michelle Kendall Capacity: Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Philip Kendall and Michelle Kendall
 Address: 3263 New York Drive
 City: Pasadena
 State: CA Zip: 91107

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: SeCo Properties LLC
 Address: 3579 E Foothill Boulevard #401
 City: Pasadena
 State: CA Zip: 91107

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: GOdeeds, Inc.
 Address: 8940 Main Street
 City: Clarence

Escrow # _____
 State: NY Zip: 14031