

APN: 1320-30-211-018

R.P.T.T.: \$0.00

Exempt: (7)

**Recording Requested By:**

Susan C. Happe  
1751 Westwood Drive  
Minden, NV 89423

**After Recording Mail To:**

Susan C. Happe  
1751 Westwood Drive  
Minden, NV 89423

**Send Subsequent Tax Bills To:**

Susan C. Happe  
1751 Westwood Drive  
Minden, NV 89423

27322064-5774610

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT, Susan C. Happe, an unmarried woman, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Susan C. Happe, Trustee of the S. C. Happe Trust U/D/T 07/14/2010, whose address is 1751 Westwood Drive, Minden, NV 89423,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 1751 Westwood Drive, Minden, NV 89423

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

(Attached to and becoming a part of Quitclaim Deed dated 3/15/2021  
between Susan C. Happe, an unmarried woman, as Seller(s) and Susan C. Happe, Trustee of the S.  
C. Happe Trust U/D/T 07/14/2010, as Purchaser(s).)

WITNESS my/our hands, this 15<sup>th</sup> day of MARCH, 2021.

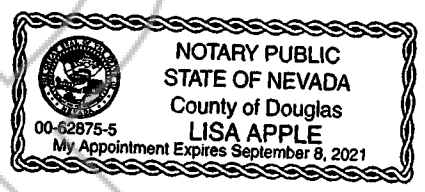
Susan C. Happe  
Susan C. Happe

STATE OF Nevada )  
COUNTY OF Douglas ) ss

This instrument was acknowledged before me, this 15<sup>th</sup> day of March,  
2021, by Susan C. Happe.

NOTARY STAMP/SEAL

Lisa Apple  
Notary Public  
Notary Public  
Title and Rank  
My Commission Expires: 9-8-21



## EXHIBIT A – LEGAL DESCRIPTION

Land situated in the County of Douglas in the State of NV

LOT 21, BLOCK E, AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON OCTOBER 5, 1979, IN BOOK 1079, PAGE 440, DOCUMENT NO. 37417, AND A CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, IN BOOK 780, PAGE 783 AND FURTHER A CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1991, IN BOOK 191, PAGE 3820, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on \_\_\_\_\_, as Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_ in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-30-211-018  
 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: Trust ok - js	

- 3.a. Total Value/Sales Price of Property      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (N/a)  
 c. Transfer Tax Value:      \$ 0.00  
 d. Real Property Transfer Tax Due      \$ 0.00

**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: 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 \_\_\_\_\_ Capacity: \_\_\_\_\_

Signature Susan A. Happe, Trustee Capacity: grantee

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

Print Name: Susan C. Happe  
 Address: 1751 Westwood Drive  
 City: Minden  
 State: NV      Zip: 89423

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

Print Name: S. C. Happe Trust  
 Address: 1751 Westwood Drive  
 City: Minden  
 State: NV      Zip: 89423

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

Print Name: Amrock - Recording Department  
 Address: 662 Woodward Avenue  
 City: Detroit

Escrow # 67322064  
 State: MI      Zip: 48226