

APN: 1220-03-110-048

When Recorded, Please Return To:
Millward Law, Ltd.
1591 Mono Ave.
Minden, NV 89423



KAREN ELLISON, RECORDER E07

Mail Future Tax Statements To:
Linda J. Bedell
1412 Kittyhawk Ave.
Gardnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED

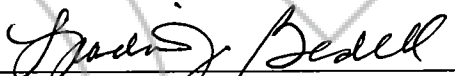
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Linda J. Bedell, an unmarried woman, does hereby remise, release, and forever quitclaim and transfer all of her interest to Linda J. Bedell, Trustee of the LJE Trust, dated November 17, 2021, and any amendments thereto, in the real property commonly known as 1412 Kittyhawk Ave., Gardnerville, NV 89410, APN 1220-03-110-048, situated in Douglas County, State of Nevada, more precisely described as:

See EXHIBIT "A" attached hereto

(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, and Sale Deed recorded on August 17, 2020, as Document Number 2020-950879)

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Date: November 17, 2021


Linda J. Bedell

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This Quitclaim Deed was acknowledged before me, Ashley Voss, a Notary Public, on November 17, 2021, by Linda J. Bedell, who is personally known to me or whose identity was proved to me upon satisfactory evidence.

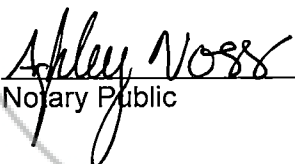

Notary Public



EXHIBIT "A"

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

THAT PORTION OF LOT 1 IN BLOCK A AS SHOWN ON THE MAP ENTITLED STODICK ESTATES SOUTH PHASE 1, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED DECEMBER 13, 2004 AS DOCUMENT NO. 631678 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE DETENTION POND PARCEL, AS SHOWN OF SAID MAP;

THENCE SOUTH $08^{\circ}51'34''$ EAST, 8.11 FEET;

THENCE SOUTH $89^{\circ}20'34''$ EAST, 167.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $89^{\circ}20'34''$ EAST, 81.19 FEET;

THENCE SOUTH $00^{\circ}39'26''$ WEST, 108.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHEASTERLY TERMINUS OF STODICK LANE, PER SAID MAP, ALSO KNOWN AS KITTYHAWK AVENUE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STODICK LANE THE FOLLOWING TWO COURSES;

NORTH $89^{\circ}20'34''$ WEST, 62.95 FEET;

THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 518.50 FEET, CENTRAL ANGLE OF $01^{\circ}39'59''$, ARC LENGTH OF 15.08 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH $89^{\circ}49'26''$ WEST, 15.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH $01^{\circ}00'33''$ WEST, 108.77 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN AS PARCEL P-1 ON THAT CERTAIN RECORD OF SURVEY MAP FILED MARCH 15, 2005 AS DOCUMENT NO. 639096 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)
1220-03-110-048
a) _____
b) _____
c) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<i>Trust OK - JB</i>

2 Type of Property:

- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" 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 |
| i) <input type="checkbox"/> Other _____ | |

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 Trust without consideration

5. Partial Interest: Percentage being transferred: 100.00%

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 therein. Furthermore, the 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: *Linda J. Bedell* Capacity: Grantor

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Linda J. Bedell
Address: 1412 Kittyhawk Ave.
City, State, ZIP: Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Linda J. Bedell, as Trustee of the LJE Trust, dated November 17, 2021
Address: 1412 Kittyhawk Ave.
City, State, ZIP: Gardnerville, NV 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Millward Law, Ltd. **Escrow #** _____
Address: 1591 Mono Ave.
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)