

APN # 1420-07-713-004
**RECORDING REQUESTED
AND RETURN TO:**
Lifeline Estate Services, Inc.
3708 Lakeside Dr. Ste. 202
Reno, NV 89509


00146380202109777720030033
KAREN ELLISON, RECORDER E07

MAILTAX STATEMENTS TO:
Jerry M. & Karen S. Beattie, Trustees
981 Starleaf Ct.
Carson City, NV 89705

QUITCLAIM DEED

Gerard M. Beattie (AKA Jerry M. Beattie) and Karen S. Beattie, husband and wife as joint tenants hereby quitclaims to Gerard M. Beattie and Karen S. Beattie, trustee(s) or successor trustee(s) of the BEATTIE FAMILY TRUST DATED NOVEMBER 23, 2021, the following described real estate in Douglas County, State of Nevada:

SEE ATTACHMENT "EXHIBIT 'A'"

TOGETHER with all the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues and profits thereof.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: November 23rd, 2021

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.



JERRY M. BEATTIE



KAREN S. BEATTIE

STATE OF NEVADA

)
) SS:
)

COUNTY OF WASHOE

ACKNOWLEDGEMENT

Personally came before me this November 23rd, 2021, the above named **Jerry M. Beattie and Karen S. Beattie**, to me known to be the persons who executed the foregoing instrument and acknowledge the same.



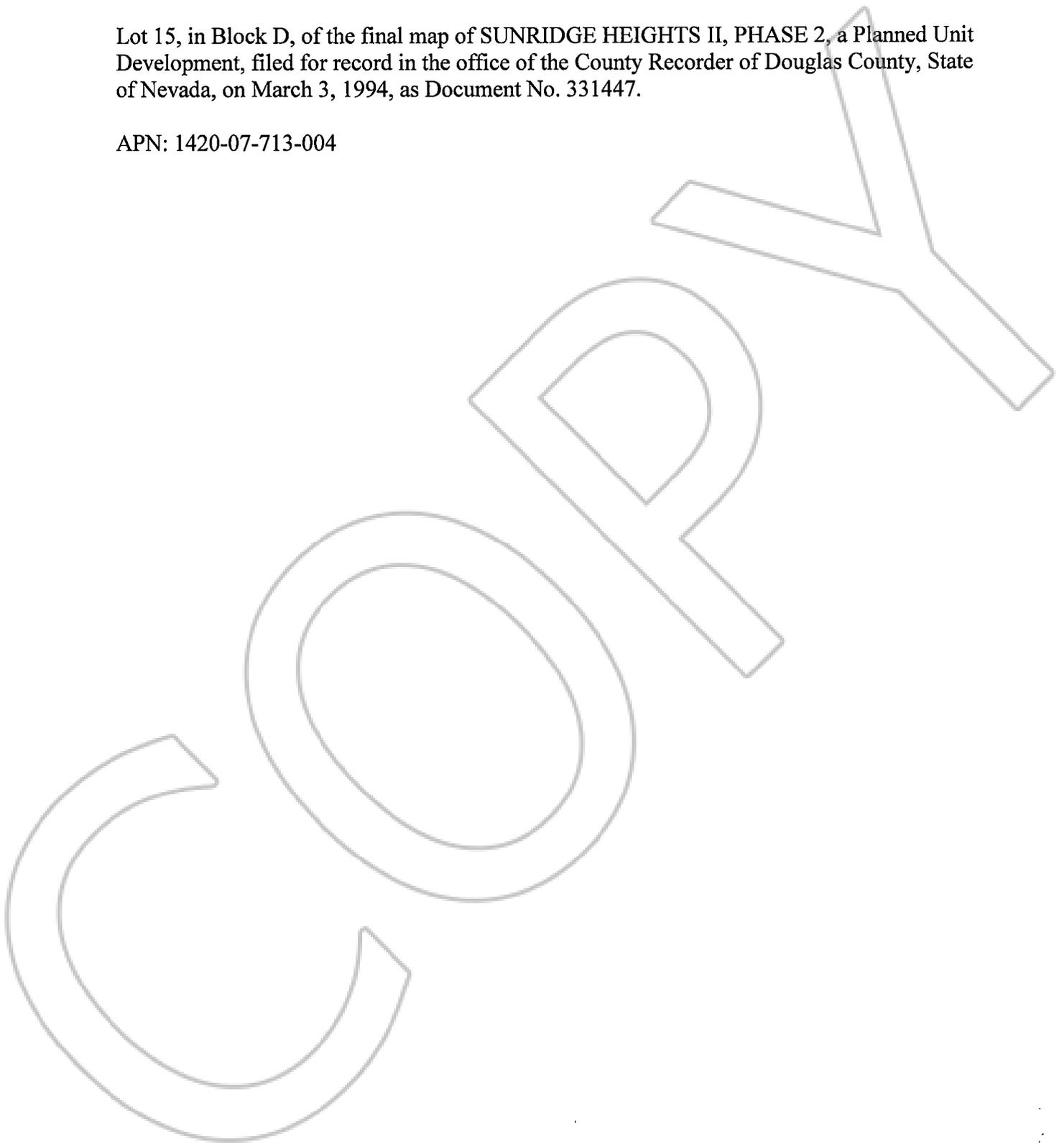
Stefanie L. Hughes, Notary Public
Washoe County, Nevada
My Commission Expires 09/17/2025



EXHIBIT 'A'

Lot 15, in Block D, of the final map of SUNRIDGE HEIGHTS II, PHASE 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 3, 1994, as Document No. 331447.

APN: 1420-07-713-004



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1420-07-713-004

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 |
| j) <input type="checkbox"/> | other | | |

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING	_____
NOTES:	<u>Trust DR BC</u>

3. Total Value/Sales Price of Property: \$0
 Deed in Lieu of foreclosure Only (value of property) \$0
 Transfer Tax Value: \$0
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: Transfer to a revocable living trust without consideration.
 Gerard M. Beattie & Karen S. Beattie are the creators and trustors of the Beattie Family Trust Dated 11/23/21

5. Partial Interest: Percentage being transferred:

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 disallowance of any claimed exemption, or other determination of additional taxes 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: Karen S. Beattie Capacity: Trustee

Signature: Gerard M. Beattie Capacity: Trustee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Gerard M. & Karen S. Beattie
 Address: 981 Starleaf Ct.
 City: Carson City
 State: NV Zip: 89705

(REQUIRED)
 Print Name: Gerard M. & Karen S. Beattie
 Address: 981 Starleaf Ct.
 City: Carson City
 State: NV Zip: 89705
 Trustees of the Beattie Family Trust DTD 11/23/21

COMPANY /PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Lifeline Estate Services Inc. Escrow #
 Address: 3708 Lakeside Dr. Suite 202
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)