

DOUGLAS COUNTY, NV

2022-981540

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

02/23/2022 08:57 AM

CLOSING USA, LLC

KAREN ELLISON, RECORDER

E03

APN: 1420-34-201-014

AFTER RECORDING RETURN TO:

Closing USA, LLC

7665 Omnitech Pl.

Victor, NY 14564

File No. CL210143317LD-NV

MAIL TAX STATEMENTS TO:

Edward J. Beauchamp

2723 Kayne Avenue

Minden, NV 89423

QUITCLAIM DEED

THIS DEED made and entered into on this 17th day of February, 2022, by and between **Edward J. Beauchamp, Trustee of the Edward J. Beauchamp Revocable Living Trust, dated May 8, 2017 who acquired title as Edward J. Beauchamp Revocable Living Trust**, a mailing address of 2723 Kayne Avenue, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Edward J. Beauchamp, Trustee of the Edward J. Beauchamp Revocable Living Trust, dated May 8, 2017** a mailing address of 2723 Kayne Avenue, Minden, NV 89423, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2723 Kayne Avenue, Minden, NV 89423

Prior instrument reference: Instrument Number: 2017-898245, Recorded: 05/08/2017

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 11th day of FEBRUARY, 20 22.

Edward J. Beauchamp

Edward J. Beauchamp, Trustee of the Edward J. Beauchamp Revocable Living Trust, dated May 8, 2017 who acquired title as Edward J. Beauchamp Revocable Living Trust

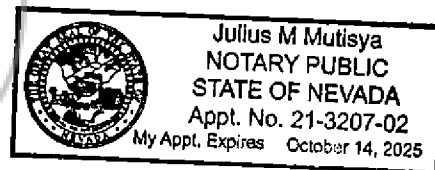
STATE OF Nevada
COUNTY OF Douglas

On 2/11/22, before me, the undersigned, a Notary Public in and for said State personally appeared Edward J. Beauchamp, Trustee of the Edward J. Beauchamp Revocable Living Trust who acquired title as Edward J. Beauchamp Revocable Living Trust 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.

Julius Mutisya
Notary Public Signature

Julius Mutisya
Printed Name of Notary Public



My commission expires: 10-14-25

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

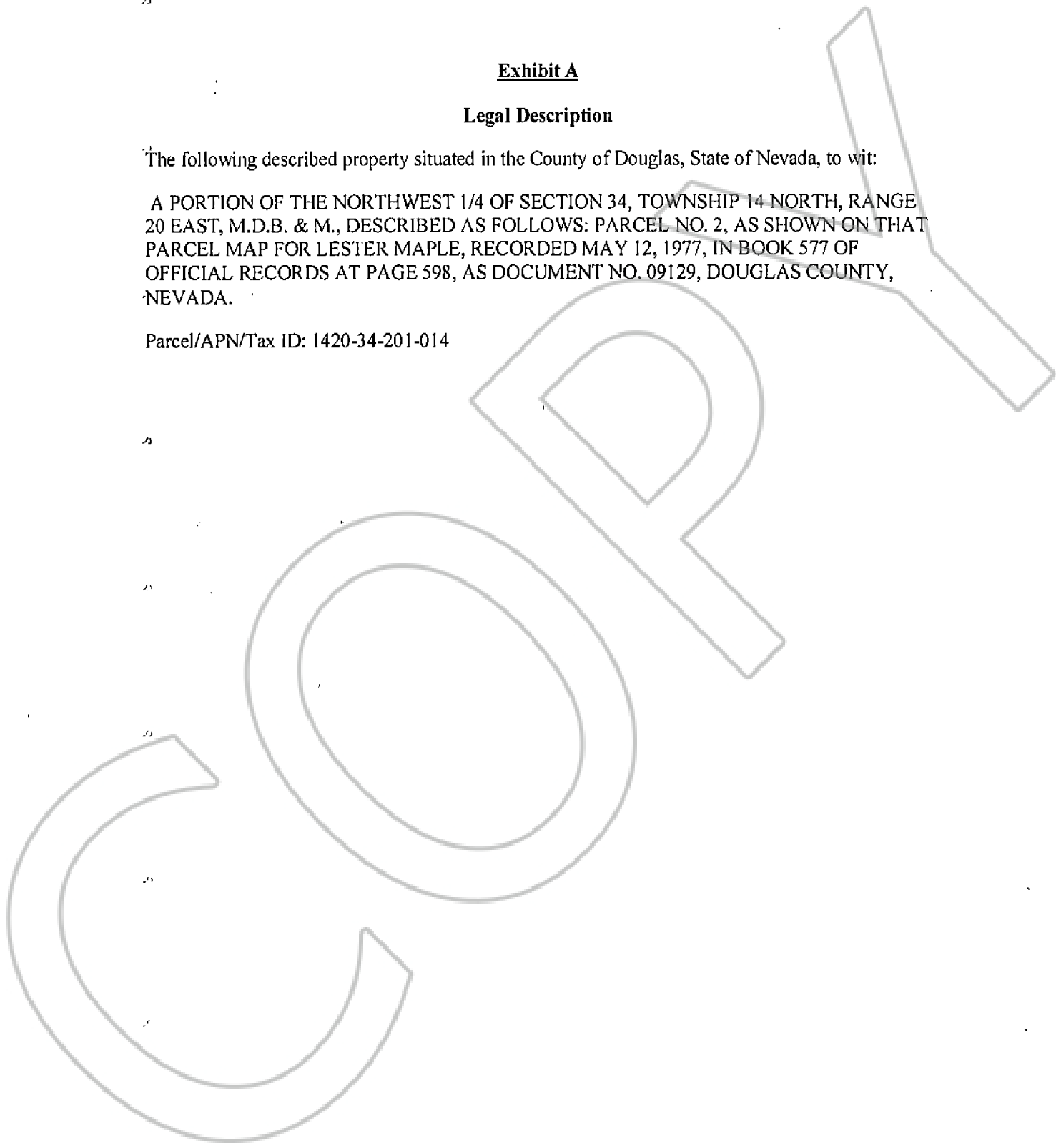
Exhibit A

Legal Description

The following described property situated in the County of Douglas, State of Nevada, to wit:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS: PARCEL NO. 2, AS SHOWN ON THAT PARCEL MAP FOR LESTER MAPLE, RECORDED MAY 12, 1977, IN BOOK 577 OF OFFICIAL RECORDS AT PAGE 598, AS DOCUMENT NO. 09129, DOUGLAS COUNTY, NEVADA.

Parcel/APN/Tax ID: 1420-34-201-014



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-34-201-014
 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 \$ 1.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 03
 b. Explain Reason for Exemption: adding trustee name

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: [Handwritten Signature] Capacity: Grantor
 Signature: [Handwritten Signature] Capacity: Trustee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Edward J. Beauchamp Revocable Living Trust
 Address: 2723 Kayne Avenue
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Edward J. Beauchamp, Trustee
 Address: 2723 Kayne Avenue
 City: Minden
 State: NV Zip: 89423

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

Escrow # CL210143317LD
 State: NY Zip: 14564