

23<sup>ES</sup>APN: 1318-~~25~~-212-062

00154356202209848210060062

KAREN ELLISON, RECORDER

E07

**Prepared By:**Edward Starrs  
PO Box 3373  
Stateline, NV 89449**After Recording Return To:**Edward Starrs  
PO Box 3373  
Stateline, NV 89449

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**NEVADA QUIT CLAIM DEED**

This QUIT CLAIM DEED, made this 9th day of May 2022, by Edward Starrs, ("Grantor"), an unmarried man whose address is PO Box 3373, Stateline, NV 89449, **TO** Edward Robert Starrs as Trustee, 1st Base Trust, whose address is PO Box 3373, Stateline, NV 89449 ("*Grantee*"),

Witnesseth: That the Grantor, for and in consideration of the sum of zero dollars (\$0.00), hereby grants all right, title, interest and claim to the following real estate property located at 122 Unit B Snowbird Court in the City/Township of Stateline, located in the County of Douglas and State of Nevada and ZIP code of 89449, to-wit: *SEE EXHIBIT A*

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.



5-9-2022

(Grantor)

Edward Starrs

PO Box 3373

Stateline, NV 89449

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5-9-2022

(Grantee)

Edward Robert Starrs, Trustee, 1st Base Trust

PO Box 3373

Stateline, NV 89449

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STATE OF NEVADA

)

) SS.

COUNTY OF DOUGLAS

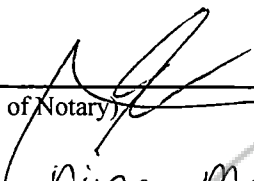
)

The foregoing Quit Claim Deed was acknowledged before me on May 9, 2022 by Nina M. Kocmanek, Edward Starrs, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)



Nina M. Kocmanek

(Printed Notary Name)

My Commission expires:

12-07-2025

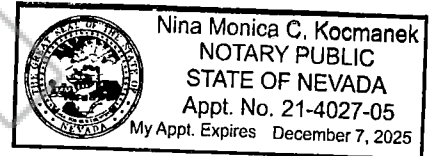


EXHIBIT A

APN: 1318-23-212-062  
R.P.T.T.: \$0.00  
Escrow No.: 21014917-DR  
When Recorded Return To:  
Edward Starrs  
P.O. Box 3373  
Stateline, NV 89449

Mail Tax Statements to:  
Edward Starrs  
P.O. Box 3373  
Stateline, NV 89449

DOUGLAS COUNTY, NV      **2022-983689**  
RPTT:\$0.00 Rec:\$40.00  
\$40.00      Pgs=3      **04/14/2022 09:39 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER      E07

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Edward Robert Starrs, Trustee of the 1st Base Trust**

do(es) hereby Grant, Bargain, Sell and Convey to

**Edward Robert Starrs, an unmarried man**

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

That portion of Lot 30, as shown on the Map of Lake Village Unit 2C, filed in the office of the County Recorder of Douglas County, Nevada, on March 10, 1972, as Document No. 58124, and on Amended Map recorded on April 27, 1973, as Document No. 65826, more particularly described as follows:

Commencing at the center of said Lot 30, being a circular lot with a radius of 35.00 feet;

Thence South 89°50'20" East 35.0.0 feet to a point on the boundary of said Lot 30, said point being the True Point of Beginning;

Thence along said boundary being a curve to the left having a tangent bearing of North 00°09'40" East and being concave to the Southwest through a central angle of 32°37'22" with a radius of 35.00 feet, an arc length of 19.93 feet to a point on the boundary of said Lot which lies North 57°32'18" East, 25.00 feet from the center of said Lot;

Thence leaving said boundary South 73°50'59" West, a distance of 67.18 feet to a point on the boundary of said Lot 30, which bears North 89°50'20" West, 35.00 feet from the center of said Lot 30;

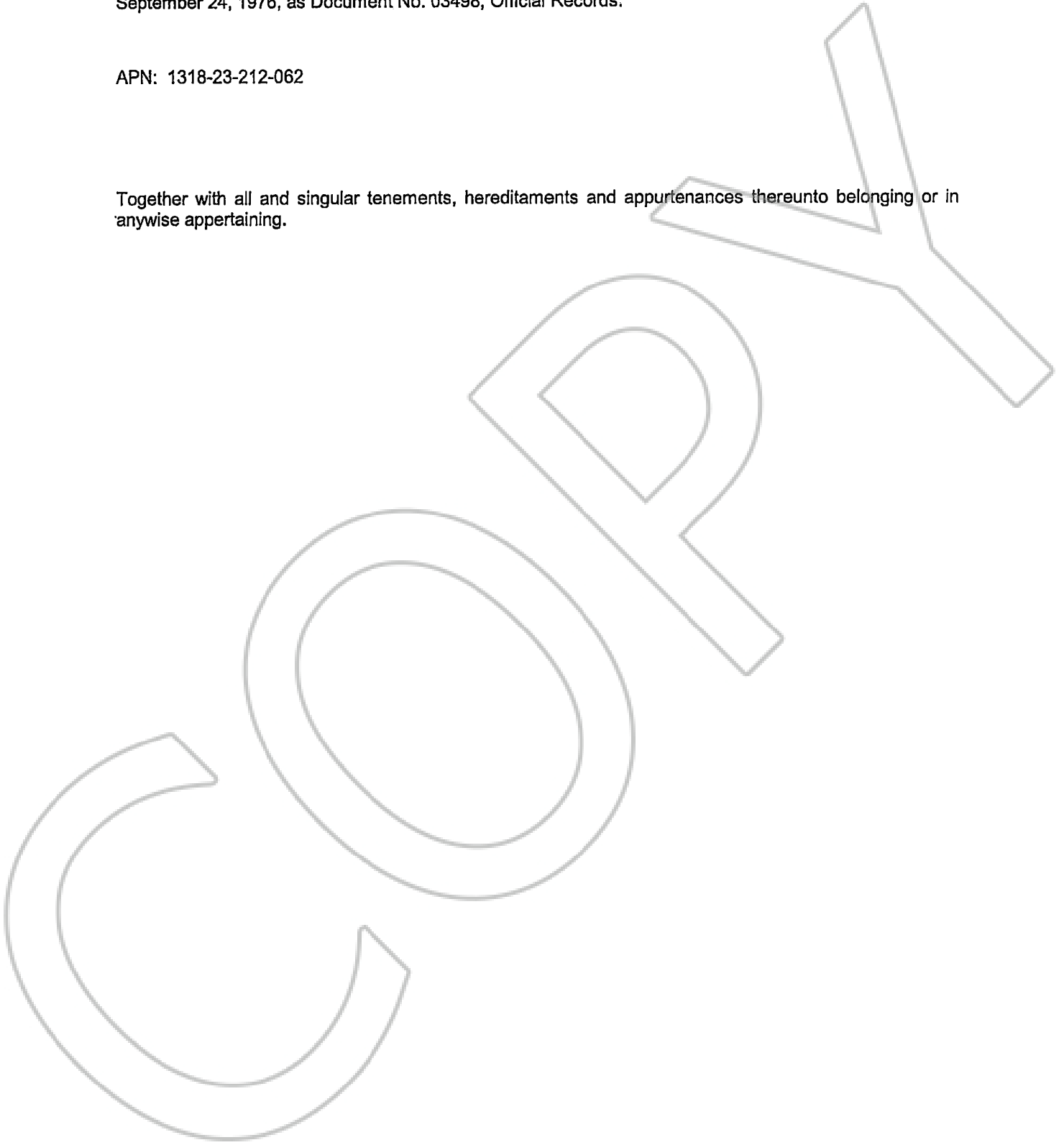
Thence along said boundary being a curve to the left having a tangent bearing of South 00°09'40" West and being concave to the Northeast through a central angle of 32°37'22" with a radius of 35.00 feet, an arc distance of 19.93 feet to a point, which bears South 57°32'18" West, 35.00 feet from the center of said Lot 30;

Thence leaving said boundary North 73°50'59" East, 67.18 feet to the Point of Beginning

Said described Parcel of Lot 30 is further set forth as Parcel B of that certain Parcel Map recorded September 24, 1976, as Document No. 03498, Official Records.

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



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-25-212-062  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK</u>	

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 FROM INDIVIDUAL TO TRUST WITHOUT CONSIDERATION

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 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 [Signature] Capacity GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: EDUARDO STARRS  
 Address: PO BOX 3373  
 City: STATELINE  
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: 1ST BASE TRUST  
 Address: SAME  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)