

DOUGLAS COUNTY, NV

2022-985406

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/23/2022 02:20 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 1219-03-001-003

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

Exempt: (7)

Recording Requested By:

Lynne A. Owens
218 Beverly Way
Gardnerville, NV 89460

After Recording Mail To:

Lynne A. Owens
218 Beverly Way
Gardnerville, NV 89460

Send Subsequent Tax Bills To:

Lynne A. Owens
218 Beverly Way
Gardnerville, NV 89460

69894165

7012448

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Lynne A. Owens, as Trustee of the 2020 Lynne A. Owens Revocable Trust dated October 5, 2020, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Lynne A. Owens, an unmarried woman, whose address is 218 Beverly Way, Gardnerville, NV 89460,

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: 218 Beverly Way, Gardnerville, NV 89460

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.

PRO

69894165QDXXV010103



(Attached to and becoming a part of Quitclaim Deed dated March 14, 2021 between Lynne A. Owens, as Trustee of the 2020 Lynne A. Owens Revocable Trust dated October 5, 2020, as Seller(s) and Lynne A. Owens, an unmarried woman, as Purchaser(s).)

WITNESS my/our hands, this 16 day of March, 2021.

Lynne A. Owens
Lynne A. Owens, Trustee

STATE OF Nevada)
COUNTY OF Douglas) ss

This instrument was acknowledged before me, this 16 day of March, 2021, by Lynne A. Owens, Trustee.

NOTARY STAMP/SEAL

Sherry Whitney
Notary Public
Notary Public
Title and Rank
My Commission Expires: 2/23/25

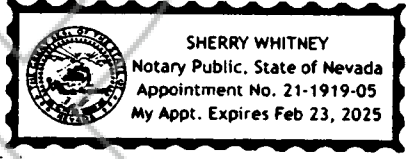


EXHIBIT A – LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST M.D.B.& M., AND ALSO BEING A PORTION OF LOT 3, AS SHOWN ON THE MAP OF FOOTHILL ACRES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 6, 1977, AS DOCUMENT NO. 15619, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 WHICH IS THE TRUE POINT OF BEGINNING; THENCE EAST 220.28 FEET; THENCE SOUTH 267.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BEVERLY WAY; THENCE WEST 93.58 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTH WITH CENTRAL ANGLE OF 02 DEGREES 57' 41" AND RADIUS OF 700.00 FEET AN ARC LENGTH OF 36.18 FEET; THENCE NORTH 18 DEGREES 38' 37" WEST 283.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD PURPOSES 20 FEET IN WIDTH LYING SOUTHERLY OF, PARALLEL AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 3 EAST 86.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST 394.37 FEET TO THE EASTERLY TERMINOUS OF SAID LINE.

BY DEED FROM LYNNE A. OWENS, AN UNMARRIED WOMAN TO LYNNE A. OWENS, AS TRUSTEE OF THE 2020 LYNNE A. OWENS REVOCABLE TRUST DATED OCTOBER 5, 2020, DATED 10/05/2020, RECORDED 10/15/2020, IN INSTRUMENT NO. 2020-954558.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on October 15, 2020, as Document No. 2020-954558 in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-03-001-003
 b. _____
 c. _____
 d. _____

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'/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: 5/23/22 Trust Ok~A.B.	

- 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: Transfers without consideration to or from a trust

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 Lynne A Owens Capacity: Grantor
 Signature Lynne A Owens Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: 2020 Lynne A. Owens Revocable Trust
 Address: 218 Beverly Way
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lynne A. Owens
 Address: 218 Beverly Way
 City: Gardnerville
 State: NV Zip: 89460

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

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

Escrow # 69894165
 State: MI Zip: 48226