

APN: 1419-26-610-008

**WHEN RECORDED MAIL TO:**

Jennifer Yturbide Law PC  
Jennifer A. Yturbide, Esq.  
1701 County Rd., Suite M  
Minden, NV 89423



KAREN ELLISON, RECORDER

E07

**MAIL TAX NOTICES TO:**

**William F. and Lisa A Matthews**  
**P O Box 533**  
**Genoa, NV 89411**

## Quitclaim Deed

LISA ANN BESSO MATTHEWS and WILLIAM FRANCIS MATTHEWS, wife and husband, do hereby QUITCLAIM to WILLIAM FRANCIS MATTHEWS and LISA ANN BESSO MATTHEWS, Trustees of The Matthews Family 2018 Revocable Trust dated January 25, 2018, and any amendments thereto, whose address is P O Box 533, Genoa, Nevada 89411, all right, title and interest in and to that certain real property located in Douglas County Nevada, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the social security number of any person.

Pursuant NRS 111.312, this legal description was previously recorded as Document No. 2019-928659 on 05/03/2019, in the Official Records of the Douglas County Recorder.

DATED this 26<sup>th</sup> day of July, 2022.

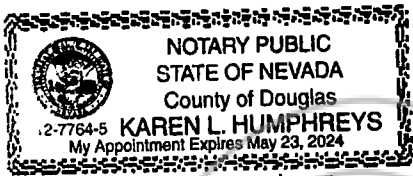
  
WILLIAM FRANCIS MATTHEWS

  
LISA ANN BESSO MATTHEWS

STATE OF NEVADA        )  
                                  )ss.  
COUNTY OF DOUGLAS    )

On this 26<sup>th</sup> day of July, 2022, before me, a Notary Public in and for said County and State, personally appeared WILLIAM FRANCIS MATTHEWS and LISA ANN BESSO MATTHEWS, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or entities upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Appt No. 12-7764-5

*Karen L. Humphreys*  
Notary Public

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Lot 20 in Block A , as set forth on Final Subdivision Map, Planned Unit Development PD 05-001, Summit Ridge at Genoa Lakes Golf Resort Phase 3A, according to the map thereof, filed in the office of the County Recorder for Douglas County, State of Nevada, on September 12, 2007, in Book 907, Page 2074, as Document No. 709043, Official Records.

**PARCEL 2:**

Together with the following easements for Access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, in Book 298, Page 4658, as Document No. 433367, Official Records.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 204, Page 954, as Document No. 603680, Official Records.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE I, according to the plat thereof filed on February 11, 2004, in Book 204, Page 4470, as Document No. 604356, Official Records.

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, in Book 1296, Page 4911, as Document No. 403934, Official Records.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property, and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6)",

executed by Ronald L. Simek, recorded on February 3, 2004, in Book 204, Page 862, as Document No. 603676, Official Records.

**PARCEL 3:**

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 305, Page 14366, as Document No. 640526, Official Records.

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006, in Book 506, Page 168, as Document No. 673811, Official Records.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 506, Page 347, as Document No. 673835, Official Records.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 506, Page 377, as Document No. 673836, Official Records.

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 706, Page 8118, as Document No. 680413, Official Records.

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records.

APN: 1419-26-610-008

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1419-26-610-008
  - 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</u>	

- 3. Total Value/Sales Price of Property: \$ \$0.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ \_\_\_\_\_
- 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: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer

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 Lisa Ann Besso Matthews Capacity Individual

Signature Lisa Ann Besso Matthews Capacity Trustee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

LISA ANN BESSO MATTHEWS  
 Print Name: \_\_\_\_\_  
 Address: 2923 Cloudburst Canyon Dr.  
 City: GENOA  
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

LISA ANN BESSO MATTHEWS, TRUSTEE  
 Print Name: \_\_\_\_\_  
 Address: 2923 Cloudburst Canyon Dr.  
 City: GENOA  
 State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Jennifer Yturbide, Esq. Escrow # \_\_\_\_\_  
 Address: 1701 County Road, Suite M  
 City: Minden State: NV Zip: 89423