

DOUGLAS COUNTY, NV

2022-992388

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

12/14/2022 08:10 AM

IMPACT LEGAL SUPPORT SERVICES, INC

KAREN ELLISON, RECORDER

E07

Recording Requested By and  
When Recorded Mail To:

Rennee R. Dehesa, Esq.  
Jones, Lester, Schuck Becker & Dehesa, LLP  
915 E. Main Street, Ste. A  
Santa Paula, CA 93060

## QUITCLAIM DEED

APN: 1220-24-401-021

The undersigned transferor declares: Documentary Transfer Tax is NONE. This is a transfer from a trust without consideration. Exempt per NRS 375.090(7)

FOR NO MONETARY CONSIDERATION, BRENT STEVENS, as Trustee of the STEVENS FAMILY TRUST, does hereby TRANSFER, REMISE, RELEASE AND FOREVER QUITCLAIM to BRENT P. STEVENS, a married man, as his sole and separate property as to an undivided 50% interest AND JULIE E. STEVENS, a single woman, as to an undivided 50% interest, as tenants in common, the following described real property in the County of Douglas, State of Nevada, commonly known as 637 Derby Ct, Gardnerville, NV 89410 and legally described as follows:

Exhibit "A" attached hereto and made part hereof.

Subject to all covenants, easements, restrictions, reservations, conditions and other matters of record.

Executed: 1-13-22

  
\_\_\_\_\_  
BRENT STEVENS, Trustee

Mail Tax Statements to:  
Brent P. Stevens and Julie E. Stevens  
120162 US Highway 396  
Topaz, California 96133

## Exhibit "A"

Tax Id Number(s): 1220-24-401-021

Land Situated In the County of Douglas in the State of NV

THOSE PARCELS OF LAND LOCATED WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24,  
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B AS SET FORTH ON THAT CERTAIN PARCEL MAP "#LDA 98-041" FOR RAUBER TRUST, FILED FOR  
RECORD ON JULY 12, 1999 IN BOOK 799, AT PAGE 1728, DOCUMENT NO. 472272, OFFICIAL RECORDS  
OF DOUGLAS COUNTY, NEVADA.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA        }  
  }  
COUNTY OF VENTURA        }

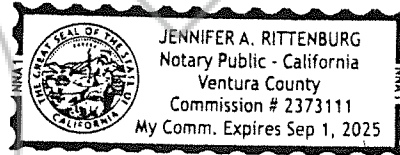
On January 13, 2022, before me, Jennifer A. Rittenburg, Notary Public, personally appeared

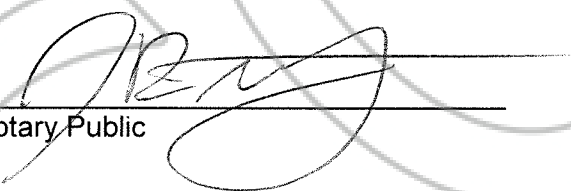
BRENT STEVENS

who 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
Notary Public

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1220-24-401-021  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - js</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \$0.00  
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: Transfer from a 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 [Signature] Capacity \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: Brent Stevens, Trustee  
Address: 637 Derby Ct  
City: Gardnerville  
State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: Brent Stevens  
Address: 637 Derby Ct.  
City: Gardnerville  
State: NV Zip: 89410

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

Print Name: Lester Schuck Becker Dehesa & Hirschberg Escrow # n/a  
Address: 915 E. Main Street, Suite A  
City: Santa Paula State: CA Zip: 93060

**REQUESTED BY IMPACT LEGAL SUPPORT, INC.**

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