

DOUGLAS COUNTY, NV

2023-1002845

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

12/04/2023 01:10 PM

GODEEDS

SHAWNYNE GARREN, RECORDER

E07

AFTER RECORDING RETURN TO:

GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 563642807-76695168

MAIL TAX STATEMENTS TO:

**Denise Louise Klitsie and Mark Andrew Klitsie**

892 Evan Court

Gardnerville, NV 89460

Tax ID No.: 1219-15-002-071

QUIT CLAIM DEED

THIS DEED made and entered into on this 15 day of Aug, 2023, by and between **Mark Klitsie and Denise Klitsie, husband and wife, as Joint Tenants**, a mailing address of 892 Evan Court, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Denise Louise Klitsie and Mark Andrew Klitsie, as Trustees of MELD Klitsie Living Trust**, dated Aug 15, 2023, and any amendments thereto, a mailing address of 892 Evan Court, Gardnerville, NV 89460, 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, cash in hand paid, the receipt of which is hereby acknowledged, have 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: 892 Evan Court, Gardnerville, NV 89460

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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mark Klitsie

Mark Klitsie

Denise Klitsie

Denise Klitsie

STATE OF Nevada  
COUNTY OF Douglas

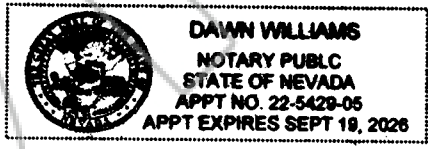
On August 15, 2023, before me, the undersigned, a notary public in and for said State personally appeared Mark Klitsie and Denise Klitsie personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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.

Dawn Williams  
NOTARY PUBLIC SIGNATURE

Dawn Williams  
Printed Name of Notary Public

My commission expires: 9/19/26



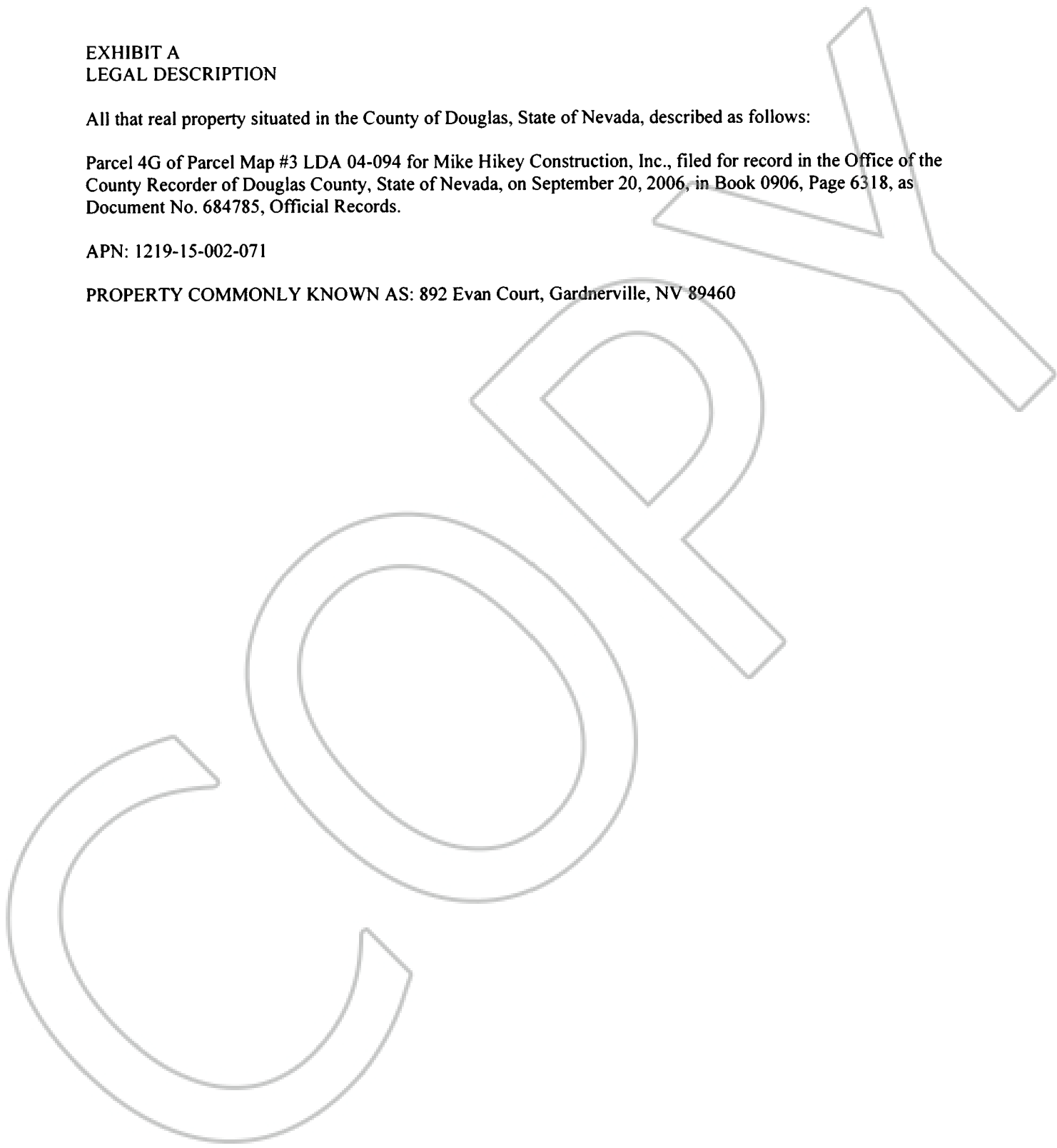
**EXHIBIT A  
LEGAL DESCRIPTION**

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

Parcel 4G of Parcel Map #3 LDA 04-094 for Mike Hikey Construction, Inc., filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on September 20, 2006, in Book 0906, Page 6318, as Document No. 684785, Official Records.

APN: 1219-15-002-071

PROPERTY COMMONLY KNOWN AS: 892 Evan Court, Gardnerville, NV 89460



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1219-15-002-071  
 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'l/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: Verified Trust - js

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. 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 INTO A TRUST FOR NO CONSIDERATION

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 *Denise Klitsie* Capacity: Grantor  
 Signature *Mark Klitsie* Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mark Klitsie and Denise Klitsie  
 Address: 892 Evan Court  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: MELD Klitsie Living Trust  
 Address: 892 Evan Court  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: GOdeeds, Inc.  
 Address: 8940 Main Street  
 City: Clarence

Escrow # \_\_\_\_\_  
 State: NY Zip: 14031