

DOUGLAS COUNTY, NV

2023-1002847

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

12/04/2023 01:36 PM

GODEEDS

SHAWNYNE GARREN, RECORDER

E07

AFTER RECORDING RETURN TO:

GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 563642808-76695168

MAIL TAX STATEMENTS TO:

Denise Louise Klitsie and Mark Andrew Klitsie

892 Evan Court

Gardnerville, NV 89460

Tax ID No.: 1320-33-401-002

QUIT CLAIM DEED

THIS DEED made and entered into on this 15 day of August, 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: 1207 Gilman Avenue, Gardnerville, NV 89410

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 [Signature] my hand and official seal.

NOTARY PUBLIC SIGNATURE

Dawn Williams

Printed Name of Notary Public

My commission expires: 9/19/24

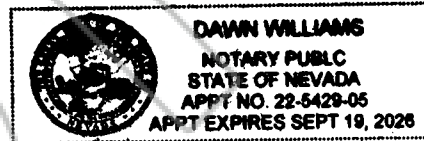


EXHIBIT A
LEGAL DESCRIPTION

All the following real property situated in the City of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

PARCEL 1:

That certain real property, and improvements thereon, lying and being in a portion of the SW1/4 of the SW1/4 of Section 33, T.13 N., 12,20 E., M.D.B.&M., in the Town of Gardnerville, and more particularly described by metes and bounds as follows, to wit:

Beginning at a point at the northwesterly corner of the parcel, on the southerly 30 foot right of way line of Gilman Avenue (was School Street) and being 32.50 feet from the center line of the State Highway as constructed in 1936, said point being $5.44^{\circ}44'W$. 723.70 feet and $S.45^{\circ}20'E$. 30.00 feet from the established Town Monument located at the original intersection of Main and School Streets in the Town of Gardnerville; thence $N.44^{\circ}40'E$. a distance of 98.00 feet to the northeast corner of the parcel; thence $S.45^{\circ}20'E$. a distance of 51.60 feet to a point; thence $S.40^{\circ}13'E$. a distance of 198.00 feet to the southeast corner of the parcel; thence $S.44^{\circ}24'W$. a distance of 80.64 feet to the southwest corner of the parcel; thence $N.45^{\circ}20'W$. a distance of 249.00 feet to the point of beginning.

All bearings of the survey are correlated with the center line of the highway ($N.44^{\circ}45'30"E$.) on Gilman Avenue, and the Town Monument at the intersection of Main Street and Gilman Avenue is $S.45^{\circ}14'30"E$. a distance of 1.37 feet from the center line of said Avenue produced.

PARCEL 2:

All that certain lot, piece or parcel of land, and improvements thereon, situate in the Town of Gardnerville, County of Douglas, State of Nevada, and bounded and described as follows, to wit:

Beginning at a point at the southeasterly corner of the parcel, on the township line and south line of Section 33, T.13 N., R.20 E., said point being the southwesterly corner of that parcel of land deeded by Jeanette Frantzen and Margaret Anderson to Mildred Mortimer, the same being recorded in Book "Y", Page 505, Douglas County Records, said point of beginning being further described as bearing $N.89^{\circ}54'55"W$. a distance of 730.56 feet from the so-called Dettling Monument as shown on the Town Map of Gardnerville; thence $S.89^{\circ}52"W$. along the Township and Section line a distance of 369.70 feet to a point at the southwest corner of the parcel; thence $N.44^{\circ}38'E$. along the property line a distance of 136.20 feet to the north corner of the parcel, on the easterly bank of the Jepsen-Springmeyer ditch; thence southeasterly along property lines and the easterly bank of said ditch a distance of 290.00 feet, more or less, to the point of beginning.

Said above described parcel being located in a portion of the SW1/4 of the SW1/4 of Section 33, T.13, N., R.20 E. All bearings are correlated with the bearings of Main Street ($N.44^{\circ}54'W$.) through the town of Gardnerville.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 23, 1994, as Document No. 330793, in Book 0294, Page 4161 of Official Records.

APN: 1320-33-401-002

PROPERTY COMMONLY KNOWN AS: 1207 Gilman Avenue, Gardnerville, NV 89410

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-33-401-002
 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
 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 [Handwritten Signature] Capacity: Grantor

Signature [Handwritten Signature] 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