

DOUGLAS COUNTY, NV

2023-994891

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/22/2023 09:06 AM

GODEEDS

SHAWNYNE GARREN, RECORDER

E07

**AFTER RECORDING RETURN TO:**

GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 562708541-76214419

**MAIL TAX STATEMENTS TO:**

**Todd Barry Kluever**

1595 Johnson Lane

Minden, NV 89423

Tax ID No.: 1320-03-001-030

**QUIT CLAIM DEED**

THIS DEED made and entered into on this 7 day of March, 20 23, by and between **Todd Kluever, a single man**, a mailing address of 1595 Johnson Lane, Minden, NV 89423, hereinafter referred to as Grantor(s) and **Todd Barry Kluever, as Trustee of The Todd Barry Kluever Living Trust**, dated March 7, 2023, and any amendments thereto, a mailing address of 1595 Johnson Lane, Minden, NV 89423, 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: 1595 Johnson Lane, Minden, NV 89423

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.

Todd B Kluever  
Todd Kluever

STATE OF Nevada  
COUNTY OF Douglas

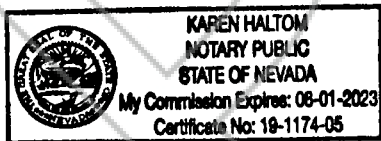
On March 7, 2023, before me, the undersigned, a notary public in and for said State personally appeared Todd Kluever personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that 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.

Karen Haltom  
NOTARY PUBLIC SIGNATURE

Karen Haltom  
Printed Name of Notary Public

My commission expires: 08-01-2023



**EXHIBIT A  
LEGAL DESCRIPTION**

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

A parcel of land located within the northeast one-quarter (NE1/4) of the northeast one-quarter (NE1/4) of Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, further described as being a portion of Parcel 1 as shown on the Parcel Map for Dorothy S. Dudley filed for record September 7, 1984 in the office of Recorder, Douglas County, Nevada, as Document No. 106410, more particularly described as follows:

COMMENCING at the found monument in well located at the northeast corner of said Section 3;

thence South 00°05'28" West, 40.00 feet to a point on the south line of Johnson Lane, said point also being the northeast corner of Parcel 4 per said Document No. 106410;

thence along said south line of Johnson Lane, South 89°58'00" West, 40.00 feet to the northeast corner of Parcel 1 as shown on said Parcel Map for Dorothy S. Dudley, said point also being the POINT OF BEGINNING;

thence along the east line of Parcel 1, South 00°05'28" West, 350.07 feet;

thence leaving said east line, South 89°58'00" West, 295.87 feet to a point on the east line of Parcel 2 as shown on said Parcel Map for Dorothy S. Dudley;

thence along said east line of Parcel 2, North 00°05'28" East, 350.07 feet to the northeast corner of said Parcel 2, said point also being the south line of said Johnson Lane;

thence leaving said east line of Parcel 2 along said south line of Johnson Lane, North 89°58'00" East, 295.87 feet to the POINT OF BEGINNING.

The basis of bearing for this description is North 89°58'00" East, being the north line of the northeast one-quarter (NE1/4) of Section 3 as shown on the Parcel Map for Dorothy S. Dudley filed for record September 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 106410.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 18, 2016, as Document No. 2016-890921 of Official Records.

APN: 1320-03-001-030

PROPERTY COMMONLY KNOWN AS: 1595 Johnson Lane, Minden, NV 89423

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-03-001-030  
 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 Todd B. Kluever Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Todd Kluever  
 Address: 1595 Johnson Lane  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Todd Barry Kluever Living Trust  
 Address: 1595 Johnson Lane  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: GOdeeds, Inc. Escrow # \_\_\_\_\_  
 Address: 8940 Main Street  
 City: Clarence State: NY Zip: 14031