

APN # 1419-01-801-003  
**RECORDING REQUESTED  
AND RETURN TO:**  
Charles F. Keller, III & Laura U. Keller  
3638 Cindy's Trail  
Carson City, NV 89705  
**MAILTAX STATEMENTS TO:**  
Charles F. Keller, III & Laura U. Keller  
3638 Cindy's Trail  
Carson City, NV 89705

  
00167489202309960590030036  
SHAWNYNE GARREN, RECORDER E07

**QUITCLAIM DEED**

**Charles F. Keller, III and Laura U. Keller**, husband and wife as joint tenants, hereby quitclaims to **Charles F. Keller, III and Laura U. Keller**, trustee(s) or successor trustee(s) of the **KELLER FAMILY TRUST DATED APRIL 27, 2023**, the following described real estate in Douglas County, State of Nevada:

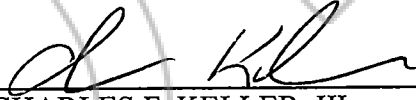

**SEE ATTACHMENT "EXHIBIT 'A'"**

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

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: April 27<sup>th</sup>, 2023

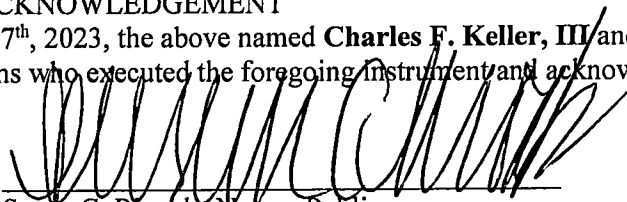
THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

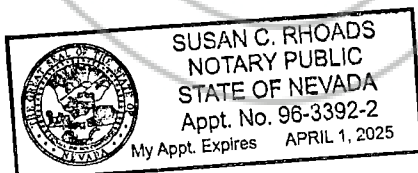
  
\_\_\_\_\_  
CHARLES F. KELLER, III  
  
\_\_\_\_\_  
LAURA U. KELLER

STATE OF NEVADA )  
 ) SS:  
COUNTY OF WASHOE )

**ACKNOWLEDGEMENT**

Personally came before me this April 27<sup>th</sup>, 2023, the above named **Charles F. Keller, III and Laura U. Keller** to me known to be the persons who executed the foregoing instrument and acknowledge the same.

  
\_\_\_\_\_  
Susan C. Rhoads, Notary Public  
Washoe County, Nevada  
My Commission Expires 04/01/2025



**EXHIBIT 'A'**

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

Being a portion of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 1, Township 14 North, Range 19 East, M.D.B.&M., and more particularly described as follows:

**PARCEL A:**

Parcel 3 Parcel Map No. 1 for RUTH S. BELL, filed for record November 20, 1990, in Book 1190 of Official Records, at Page 3104, Douglas County, Nevada as Document No. 239399.

**PARCEL B:**

A right of way for roadway purposes over all that land within the roadway areas shown on the Record of Survey recorded August 15, 1968, as File No. 41877, and also a right of way for roadway purposes over all that land within the roadway areas shown on the Record of Survey recorded August 22, 1968, as File No. 41941.

Assessor's Parcel Number(s):  
1419-01-801-003

NOTE(NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on September 18, 2003, as Document No. 830816, of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s)**  
1419-01-801-003

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      |
| j) <input type="checkbox"/> | other        |  |                  |

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING	_____
NOTES:	<i>Verified Trust - P</i>

3. **Total Value/Sales Price of Property:**

Deed in Lieu of foreclosure Only (value of property)	\$0
Transfer Tax Value:	\$0
Real Property Transfer Tax Due:	\$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer to a revocable living trust without consideration. Charles F. Keller, III & Laura U. Keller are the creators and trustors of the Keller Family Trust Dated 4/27/23

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 disallowance of any claimed exemption, or other determination of additional taxes 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: *Charles F. Keller, III* Capacity: Trustee

Signature: *Laura U. Keller* Capacity: Trustee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
Print Name: Charles F. Keller, III & Laura U. Keller  
Address: 3638 Cindy's Trail  
City: Carson City  
State: NV Zip: 89705

(REQUIRED)  
Print Name: Charles F. Keller, III & Laura U. Keller  
Address: 3638 Cindy's Trail  
City: Carson City  
State: NV Zip: 89704

TTEE of the  
Keller Family  
Trust  
DTD 4/27/23

**COMPANY /PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
Print Name: Lifeline Estate Services Inc. Escrow #  
Address: 3708 Lakeside Dr. Suite 202  
City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)