

APN: 1318-15-310-001

RECORDING REQUESTED BY:
WHEN RECORDED, MAIL TO:
LEE KIEFER & PARK, LLP
1140 N. Town Center Dr., Ste. 200
Las Vegas, NV 89144

MAIL TAX STATEMENTS TO:
NANCY J. NANCE, Trustee of the
N.J. NANCE TRUST
P.O. Box 10299
Zephyr Cove, Nevada 89448

(FOR RECORDER'S USE ONLY)

QUITCLAIM DEED

For no consideration, NANCY J. NANCE, an unmarried woman, does hereby remise, release, and forever quitclaim to NANCE J. NANCE, Trustee of the N.J. NANCE TRUST, dated May 11, 2023, as amended and/or restated from time to time, all of the interest in and to the following described real property located in the State of Nevada, County of Douglas:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Commonly known as: 446 Devaux Ln., Zephyr Cove, Nevada 89448.

Subject To:

1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of Way, and Easements now of record.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

[SIGNATURES ON FOLLOWING PAGE]

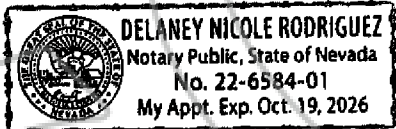
[This Deed may be executed by signatures provided by electronic or facsimile transmission (also known as "Fax" copies), which electronic or facsimile signatures shall be as binding and effective as original signatures. If electronically executed, then the validity and effect of its remote execution shall be governed by the laws of the State of Nevada, in accordance with the Uniform Electronic Transaction Act ("UETA"), currently codified under NRS §719.010, et seq., as amended, or other applicable state law.]

DATED: this 11th day of May, 2023.

Nancy J. Nance
NANCY J. NANCE, as Grantor

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

On this 11th day of May, 2023, before me (a Notary Public), personally appeared NANCE J. NANCE, who proved to me (on the basis of satisfactory evidence) to be the person whose name is subscribed to on the within Instrument, and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature on this Instrument, the person(s) or entity(ies) upon behalf of which person acted, has executed this Instrument.



delaney rdg
NOTARY PUBLIC, in and for said county and state.

EXHIBIT "A"
(Legal Description)

APN: 1318-15-310-001

PARCEL 1:

LOT 8, AS SET FORTH ON THE OFFICIAL MAP OF ROUND HILL VILLAGE UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON APRIL 21, 1965, AS DOCUMENT NO. 27741.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 8 DESCRIBED AS FOLLOWS:

FROM THE POINT OF TRUE BEGINNING BEING THE MOST EASTERLY CORNER OF SAID LOT NO. 8 AND THE MOST SOUTHERLY CORNER OF LOT 7; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MCFAUL WAY ON A CURVE TO THE RIGHT WITH A RADIUS OF 266.77 FEET FOR AN ARC DISTANCE OF 15.002 FEET TO A POINT; THENCE NORTH 49 DEGREES 17' 22" WEST FOR 66.36 FEET TO A POINT; THENCE SOUTH 61 DEGREES 24' 54" EAST FOR 70.42 FEET TO THE POINT OF TRUE BEGINNING.

PARCEL 2:

ALL THAT PORTION OF LOT 7 (MAP REFERENCE ABOVE) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF TRUE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF LOT 8; THENCE NORTH 20 DEGREES 24' 15" EAST FOR 15.00 FEET ALONG THE WEST BOUNDARY OF LOT 7 TO A POINT; THENCE SOUTH 49 DEGREES 17' 22" EAST FOR 70.68 FEET TO A POINT; THENCE NORTH 61 DEGREES 24' 54" WEST FOR 66.97 FEET TO THE POINT OF TRUE BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-15-310-001
 b) _____

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"/>	Com'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

FOR RECORDER'S OPTIONAL USE ONLY	
Doc./Inst. #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes: <u>5/12/23 Trust Ok~A.B.</u>	

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property): (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS §375.090, Section: 07
 b. Explain Reason for Exemption: Transfer to a Trust without consideration.
 5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS §§375.060 and 375.110, as amended, 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 ten-percent (10%) of the tax due plus interest at one-percent (1%) per month. Pursuant to NRS §375.030, as amended, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Nancy J. Nance Capacity: GRANTOR

Signature: Nancy J. Nance Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: NANCY J. NANCE
 Address: 446 Devaux Ln.
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: NANCY J. NANCE, Trustee of the N.J. NANCE TRUST
 Address: 446 Devaux Ln.
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: LEE KIEFER & PARK, LLP Escrow #: N/A
 Address: 1140 N. Town Center Dr., Ste. 200
 City, State, Zip: Las Vegas, Nevada 89144

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