



SHAWNYNE GARREN, RECORDER E07

Quitclaim Deed

RECORDING REQUESTED BY Edward W Betts

AND WHEN RECORDED MAIL TO:

901 VALLEY VISTA DR, Grantee(s)
CARSON CITY
NV 89705

Consideration: \$ 0

Property Transfer Tax: \$

Assessor's Parcel No.: 1420-07-512-007

PREPARED BY: EDWARD W BETTS certifies herein that he or she has prepared this Deed.

Edward W Betts
Signature of Preparer

5/15/23
Date of Preparation

EDWARD W BETTS
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of

DOUGLAS, State of NEVADA

by Grantor(s), SEE EXHIBIT A,

whose post office address is 901 VALLEY VISTA DR CARSON CITY, NV

to Grantee(s), SEE EXHIBIT A, 89705

whose post office address is SAME AS ABOVE,

WITNESSETH, that the said Grantor(s), EDWARD W BETTS,

for good consideration and for the sum of 0

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DOUGLAS, State of NEVADA and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Edward W Betts
Signature of Grantor

Signature of Second Grantor (if applicable)

EDWARD W BETTS
Print Name of Grantor TRUSTEE

Print Name of Second Grantor (if applicable)

J. M.
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Jennifer Mynear
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Edward W Betts
Signature of Grantee

Signature of Second Grantee (if applicable)

EDWARD W BETTS
Print Name of Grantee TRUSTEE

Print Name of Second Grantee (if applicable)

J. M.
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Jennifer Mynear
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

Exhibit "A"

(1) GRANTORS: EDWARD W BETTS, GRANTOR
AND TRUSTEE OF THE EDWARD AND
BARBARA BETTS TRUST

(1) GRANTEE: EDWARD WALTER BETTS TRUSTEE,
OR HIS SUCCESSORS IN TRUST UNDER
THE EDWARD WALTER BETTS REVOCABLE
LIVING TRUST, DATED APRIL 27, 2023

(3) PROPERTY DESCRIPTION: LOT 32, BLOCK
J, AS SET FORTH ON THE MAP OF VALLEY
VISTA ESTATES, I PHASE IA, FILED FOR
RECORD IN THE OFFICE OF THE DOUGLAS
COUNTY RECORDER, ON JUNE 2, 1994 IN
BOOK 694, PAGE 437, AS DOCUMENT 338792,
OFFICIAL RECORDS

NOTARY ACKNOWLEDGMENT

State of Nevada

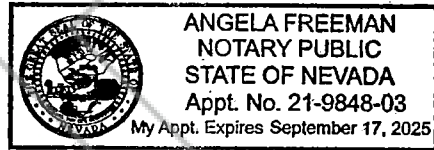
County of Douglas

On May 15, 2023, before me, Angela Freeman a notary public in and for said state, personally appeared, Edward Walter Betts

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Angela Freeman
Signature of Notary



Affiant Known _____ Produced ID X

Type of ID Nevada Driver's License

(Seal)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1420-07-512-007
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
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
BOOK _____ PAGE _____
DATE OF RECORDING: 2/15/23
NOTES: Just ok not

3. Total Value/Sales Price of Property: \$ _____
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 # 7
b. Explain Reason for Exemption: TRANSFERRING OUT OF TRUST
without consideration

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and 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, parties agree that disallowance of any claimed exemption, or other determination of additional tax due 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

Signature Edward W Betts Capacity Grantor

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: EDWARD W BETTS
Address: 901 VALLEY VISTA DR
City: CARSON CITY
State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Trustee
Print Name: SAME
Address: _____
City: _____
State: _____ Zip: _____

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

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