

APN: 1320-33-402-023

Recorded at the Request of/Return To:
HERITAGE LAW
1625 State Route 88, Suite 304
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E07

Mail Future Tax Statements To:
DEBORAH J. HAM, Trustee
1050 Lakeside Drive
Gardnerville, NV 89460

The undersigned hereby affirm that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, DEBORAH HAM, a widow, does hereby remise, release, and forever quitclaim and transfer all interest in 1242 Eddy Street, Gardnerville, Nevada 89410, APN# 1320-33-402-023, to DEBORAH J. HAM, Trustee of the *Ham-Hemphill 2024 Trust, dated March 25, 2024*, and any amendments thereto, the real property situated in the County of Douglas, State of Nevada, more precisely described as:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART
HEREOF**

Pursuant to NRS 111.312, the above legal description was previously recorded in that certain *Grant, Bargain, and Sale Deed* recorded as Document No. 2020-956154 of Official Records of Douglas County, State of Nevada, on November 10, 2020.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Please mail tax statements to the above address.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). 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.

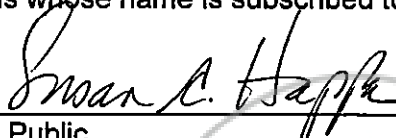
Dated: March 25, 2024.



DEBORAH HAM

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On March 25, 2024, before me, a Notary Public, personally appeared DEBORAH HAM, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to this instrument and acknowledged that he executed it.



Notary Public

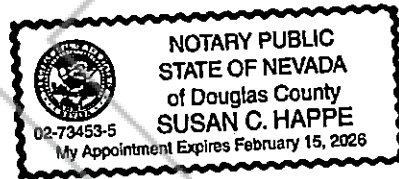


EXHIBIT "A"
LEGAL DESCRIPTION

BEING those certain lots or parcels of ground lying in the South 1/2 of Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M., in the Town of Gardnerville, Douglas County, Nevada, and more particularly described by metes and bounds, as follows, to-wit:

BEGINNING at the Southeast parcel, on the Northerly side and right of way line of Eddy Street, in the town of Gardnerville, Douglas County, Nevada, said point of beginning being described as bearing North 10°16'20" West, a distance of 748.46 feet from the so called Dettling monument in the Town of Gardnerville; thence South 45°57' West along the fence line and Northerly side of Eddy Street, 92.60 feet to the Southwest Corner of the parcel; Thence North 45°31' West, along the fence line and westerly side of lot 140 feet to the Northwest corner of the parcel; thence North 46°09' East 92.60 feet to the Northeast corner of the parcel; thence South 45°31' East 139.67 feet to the place of beginning.

THE POINT OF BEGINNING is presumably the same as shown on Certificate of Title No. 15-811. All bearings were carried along the Main Street North 44°45' West, State Highway survey of 1936.

Surveyed by O.L. Hussman, February 1946.

EXCEPTING THEREFROM the parcel of land described in the Deed to Pete Borda et ux, recorded June 18, 1956, in Book C-1 Deeds, Page 84 and the parcel of land described in the Deed to Celestine Balda et ux, recorded February 20, 1968, in Book 57 Page 400 Official Records, Douglas County, Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1320-33-402-023
 - 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: _____	
NOTES: <u>Verified Trust - R</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: \$ 0.00

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: A transfer of title to or from 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 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: *Deborah J. Ham* Capacity: Agent for Grantor

Signature: *Deborah J. Ham* Capacity: Agent for Grantee

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

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

Print Name: Deborah J. Ham
 Address: 1050 Lakeside Drive
 City: Gardnerville
 State: Nevada Zip: 89460

Print Name: Deborah J. Ham, TTEE
 Address: 1050 Lakeside Drive
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: HERITAGE LAW Escrow # _____
 Address: 1625 STATE ROUTE 88, STE 304
 City: MINDEN State: MINDEN Zip: 89423

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