

**APN: 1320-33-402-022**

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 J. HAM, a widow, does hereby remise, release, and forever quitclaim and transfer all interest in 1240 Eddy Street, Gardnerville, Nevada 89410, APN# 1320-33-402-022, 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. 2020-956158 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.

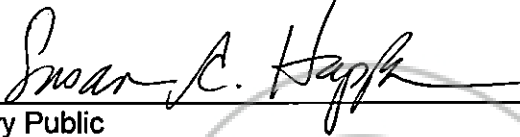
This deed was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

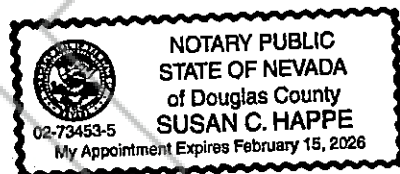
Dated: March 25, 2024.

  
DEBORAH J. HAM

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On March 25, 2024, before me, a Notary Public, personally appeared DEBORAH J. 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**

**A parcel of land, located in the South 1/4 Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., in the Town of Gardnerville, Douglas County, Nevada, more particularly described by metes and bounds as follows:**

**Beginning at the so-called Dittling Monument in the Town of Gardnerville, which bears South 89°51'10" West, 3972.70 feet from the Southwest corner of said Section 33, proceed North 10°16'20" West, 748.46 feet, to a point which is the most Easterly of Schacht Lot No. 1; thence South 45°57' West, 46.30 feet along the Northerly right-of-way line of Eddy Street, to the True Point of Beginning, which is the most Easterly corner of the parcel; proceed thence South 45°57" West 46.30 feet, along the Northerly right-of-way line of Eddy Street, to the most Southerly corner of the parcel, which is at the intersection of the Northerly line of Eddy Street, and the Easterly line of Court Alley; thence North 45°31' West, 89.00 feet, along the Easterly line of Court Alley to the most Westerly corner of the parcel; thence South 45°31' East, 88.83 feet, along the boundary between Schacht Lot No. 1 and Schacht Lot No. 2, to the True Point of Beginning.**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1320-33-402-022  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust</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: [Signature] Capacity: Agent for Grantor

Signature: [Signature] Capacity: Agent for Grantee

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

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

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

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)