

DOUGLAS COUNTY, NV

2024-1006910

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/22/2024 10:44 AM

GODEEDS

SHAWNYNE GARREN, RECORDER

E07

AFTER RECORDING RETURN TO:

GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 572949950-81616142

MAIL TAX STATEMENTS TO:

Aram Ronald Michitarian and Patricia Lucy Michitarian

761 Lois Court

Gardnerville, NV 89460

Tax ID No.: 1220-22-110-138

QUIT CLAIM DEED

THIS DEED made and entered into on this 5th day of April, 2024, by and between **Aram Ronald Michitarian and Patricia Lucy Michitarian, husband and wife, as joint tenants**, a mailing address of 761 Lois Court, Gardnerville, NV 89460, hereinafter referred to as Grantor(s) and **Aram Ronald Michitarian and Patricia Lucy Michitarian, as Trustees of The Aram Ronald Michitarian and Patricia Lucy Michitarian Living Trust, dated April 5, 2024, and any amendments thereto**, a mailing address of 761 Lois Court, Gardnerville, NV 89460, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, NEVADA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 761 Lois Court, Gardnerville, NV 89460

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number: 2020-946424, Recorded: 05/21/2020

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Aram Ronald Michitarian
Aram Ronald Michitarian

Patricia Lucy Michitarian
Patricia Lucy Michitarian

STATE OF Nevada
COUNTY OF Douglas

On April 5, 2024, before me, the undersigned, a notary public in and for said State personally appeared Aram Ronald Michitarian and Patricia Lucy Michitarian personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

J Bell
NOTARY PUBLIC SIGNATURE

Jennifer L. Bell
Printed Name of Notary Public

My commission expires: 3/1/2025

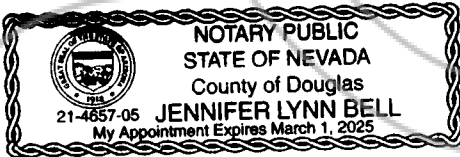


EXHIBIT A
LEGAL DESCRIPTION

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF THAT CERTAIN SUBDIVISION PLAT KNOWN AS GARDNERVILLE RANCHOS UNIT NO. 5 RECORDED AS DOCUMENT NO. 50056, BOOK 80, PAGE 675 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION NORTH 89°52'50" EAST, 373.40 FEET TO A POINT WHICH IS COMMON TO THE NORTH BOUNDARY OF SAID SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY OF LYELL WAY; THENCE SOUTH 00°16'11" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF LYELL WAY, 740.00 FEET; THENCE NORTH 89°52'50" EAST, 676.17 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°52'50" EAST, 175.00 FEET;
THENCE SOUTH 00°05'51" EAST, 125.61 FEET;
THENCE SOUTH 65°20'07" WEST, 147.42 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT TO THE PRECEDING COURSE HAVING A DELTA ANGLE OF 65°25'58" RADIUS OF 45.00 FEET AND CHORD BEARING OF NORTH 57°22'52" WEST, FOR 48.64 FEET;
THENCE NORTH 00°05'51" WEST, 160.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL ALSO SHOWN AS ADJUSTED LOT 95 ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON FEBRUARY 1, 1995 IN BOOK 295, PAGE 109 AS DOCUMENT NO. 355402, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 29, 2002, IN BOOK 1002, PAGE 12899, AS INSTRUMENT NO. 556166.

APN: 1220-22-110-138

PROPERTY COMMONLY KNOWN AS: 761 Lois Court, Gardnerville, NV 89460

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-22-110-138
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: TRANSFER INTO A TRUST FOR NO 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 *Aram Ronald Michitarian* Capacity: Grantor

Signature *Patricia Lucy Michitarian* Capacity: Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Aram Ronald Michitarian and
 Address: Patricia Lucy Michitarian
 City: 761 Lois Court, Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: The Aram Ronald Michitarian and
 Address: Patricia Lucy Michitarian Living Trust
 City: 761 Lois Court, Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: GOdeeds, Inc. Escrow # _____
 Address: 8940 Main Street
 City: Clarence State: NY Zip: 14031