

APN: 1420-18-510-020

**WHEN RECORDED MAIL TO:**  
Thomas & Susan Benedict, Trustees  
2885 San Jose Ct.  
Minden, Nevada 89423



SHAWNYNE GARREN, RECORDER E07

**MAIL TAX NOTICES TO:**  
Thomas & Susan Benedict, Trustees  
2885 San Jose Ct.  
Minden, Nevada 89423

## Quitclaim Deed

For valuable consideration, receipt of which does hereby acknowledge, Thomas A. Benedict and Susan M. Kelly Benedict, husband and wife as joint tenants, with right of survivorship and does hereby QUITCLAIM to THOMAS ALLEN BENEDICT and SUSAN MARIE KELLY BENEDICT, Trustees of THE JOINT REVOCABLE TRUST OF THOMAS ALLEN BENEDICT AND SUSAN MARIE KELLY BENEDICT dated April 19, 2024, all rights, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

**Lot 24, in Block M, of SUNRIDGE HEIGHTS, PHASES 7B AND 9, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on September 5, 1995, in Book 995, Page 410, as Document No. 369825 and by Certificate of Amendment recorded August 14, 1996, in Book 896, Page 2588, as Document No. 394289.**

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

Pursuant to NRS 239B.030(4), I affirm that the instrument contained below (or attached hereto) does not contain the social security number of any person.

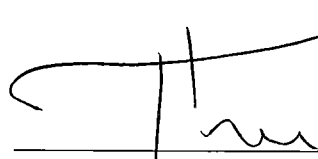
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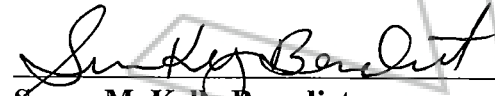
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Pursuant to NRS 111.312, this legal description was previously recorded on September 23, 2016, as Document No. 2016-888000.

DATED: 4.19.2024

  
\_\_\_\_\_  
**Thomas A. Benedict**

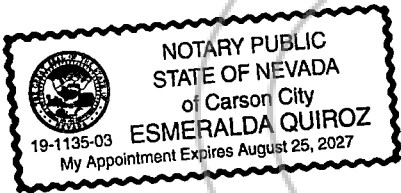
DATED: 4-19-2024

  
\_\_\_\_\_  
**Susan M. Kelly Benedict**

STATE OF NEVADA     )  
                                  : ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on the 19<sup>th</sup> day of April, 2024, by Thomas A. Benedict and Susan M. Kelly Benedict

  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-18-510-020  
 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>8/1/24 ~ Trust OR ~ AG</u>	

3. Total Value/Sales Price of Property: \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 Transfer Tax Value: \$ 0.00  
 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: Transfer into 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 Emeralda Quiroz Capacity Representative

Signature Emeralda Quiroz Capacity Representative

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Thomas A. Benedict and Susan M. Kelly-Benedict  
 Address: 2885 San Jose Ct.  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: The Joint Revocable Trust of Thomas Allen Benedict and Susan Marie Kelly-Benedict  
 Address: 2885 San Jose Ct  
 City: Minden  
 State: Minden Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Handy Legal Services PC Escrow # \_\_\_\_\_  
 Address: P.O. Box 1510  
 City: Minden State: NV Zip: 89423