

DOUGLAS COUNTY, NV

2024-1008287

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/17/2024 02:48 PM

MCDONALD CARANO LLP

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-16-510-067

**AFTER RECORDING RETURN TO:**

Mark W. Knobel, Esq.  
McDONALD CARANO LLP  
100 West Liberty Street, 10<sup>th</sup> Floor  
Reno, Nevada 89501

**GRANTEE'S ADDRESS IS &  
MAIL TAX STATEMENTS TO:**

Ursula Seaman, Trustee  
Ursula Seaman Buser Trust  
1368 Topaz Ln  
Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

**QUITCLAIM DEED**

THIS DEED is entered into this May 3, 2024, between Ursula Seaman, a married woman, who acquired title as an unmarried woman, as her sole and separate property, as Grantor, and Ursula Seaman, Trustee of the Ursula Seaman Buser Trust, dated May 3, 2024, as Grantee.

Grantor, without consideration, hereby quitclaims and conveys to Grantee, in trust, and to her successors in trust, all of her right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, commonly known as 1368 Topaz Ln, Gardnerville, Nevada 89460, and more particularly described on Exhibit "A" attached hereto.

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

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantee, and to Grantee's successors in trust.

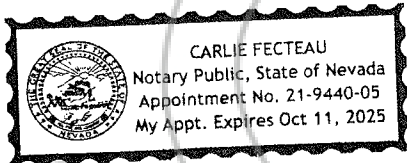
IN WITNESS WHEREOF, the Grantor has hereunto set her hand the day and year first above written.

*U. Seaman*  
Ursula Seaman

STATE OF NEVADA        )  
                                          )ss:  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on May 3<sup>rd</sup>, 2024, by Ursula Seaman.

*Carlie Fecteau*  
Notary Public



**McDONALD CARANO**  
100 WEST LIBERTY STREET, TENTH FLOOR • RENO, NEVADA 89501  
PHONE 775.788.2000 • FAX 775.788.2020

**Exhibit "A"**

**Legal Description  
1368 Topaz Lane  
Gardnerville, NV 89460**

Lot 276, as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS UNIT NO.2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, in Book 1 of Maps, filed as No. 28309, and Title Sheet amended on June 4, 1965, as Filing No. 28377.

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The above legal description is taken from that Grant, Bargain, Sale Deed as document number 0819221 recorded with the Douglas County Recorder's office on 03/01/2013.

**MCDONALD CARANO**

100 WEST LIBERTY STREET, TENTH FLOOR • RENO, NEVADA 89501  
PHONE 775.788.2000 • FAX 775.788.2020

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1220-16-510-067
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |                               |                                        |                 |
|-----------------------------|-------------------------------|----------------------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land                   | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse                  | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.                    | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural                  | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other: _____ (please specify) |                                        |                 |

**FOR RECORDERS OPTIONAL USE ONLY**  
Notes: 5/17/24 Trust Ok~A.B.

**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 property in to the Ursula Seaman Buser 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 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 for Grantor/ Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Ursula Seaman  
 Address: 1368 Topaz Ln.  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED) Ursula Seaman, Trustee

Print Name: The Ursula Seaman Buser Trust  
 Address: 1368 Topaz Ln.  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: McDonald Carano LLP Escrow # \_\_\_\_\_  
 Address: P.O. Box 2670  
 City: Reno State: NV Zip: 89505

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)