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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

**A.P.N.: 1221-19-001-023**

**Recording Requested By:** )  
PAULA CHRISTINE ROSE, Trustee) )  
1994 Mule Lane ) )  
Gardnerville, NV 89410 ) )

**When Recorded Mail to:** )  
PAULA CHRISTINE ROSE, Trustee) )  
1994 Mule Lane ) )  
Gardnerville, NV 89410 ) )

**Mail Tax Statements to:** )  
PAULA CHRISTINE ROSE, Trustee) )  
1994 Mule Lane ) )  
Gardnerville, NV 89410 ) )

RPTT: \$0.00 Exempt (7)  
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT:

BLAINE ERIC BEARD and PAULA CHRISTINE ROSE, who took title as BLAINE ERIC BEARD and/or PAULA CHRISTINE ROSE, Co-Trustees, or their successors in Trust, under THE FAMILY TRUST OF GEORGE J. BEARD AND CHRISTINE M. BEARD, dated February 22, 2000,

For NO consideration, do hereby quitclaim, convey, and release unto:

PAULA CHRISTINE ROSE, a married woman as her sole and separate property,

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, and issues or profits thereof.

Legal Description:

LOT 12 IN BLOCK A AS SHOWN ON THE OFFICIAL MAP OF DRY CREEK ESTATES RECORDED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 19, 2001, IN BOOK 1001, OF OFFICIAL RECORDS, PAGE 6820, AS DOCUMENT NO. 525771.

**NOTE:** The above legal description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on November 8, 2005, as Document No. 0660259 of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. 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.

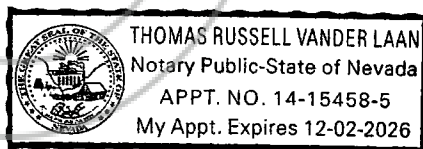
Executed on June 28, 2024, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 BLAINE ERIC BEARD

  
 \_\_\_\_\_  
 PAULA CHRISTINE ROSE

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this June 28, 2024, by BLAINE ERIC BEARD and PAULA CHRISTINE ROSE.



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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1221-19-001-023  
 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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Verified Just of</i>	

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

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, if the transfer is made 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 \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: BLAINE BEARD and PAULA ROSE, Trustees  
 Address: 1994 Mule Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: PAULA CHRISTINE ROSE  
 Address: 1994 Mule Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED