

DOUGLAS COUNTY, NV

2024-1011083

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

08/19/2024 11:51 AM

U.S. DEEDS

SHAWNYNE GARREN, RECORDER

E07

ASSESSOR'S PARCEL NO. 1318-23-812-003

WHEN RECORDED MAIL TO:

ZANE S. AVERBACH, ESQ.
LEWITT HACKMAN SHAPIRO
MARSHALL & HARLAN
16633 VENTURA BLVD.
11TH FLOOR
ENCINO, CA 91436

MAIL TAX NOTICES TO:

THOMAS E. TATE, TRUSTEE
SUE ANN TATE, TRUSTEE
306 VIEW CREST ROAD
GLENDALE, CA 91202

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THOMAS TATE and SUE ANN TATE, husband and wife, as joint tenants (herein, "Grantor"), whose address is 306 View Crest Road, Glendale, CA 91202, hereby QUITCLAIMS to THOMAS E. TATE AND SUE ANN TATE, Trustees, or any successors in trust, under the TATE FAMILY TRUST dated July 29, 2024 and any amendments thereto (herein, "Grantee"), whose address is 306 View Crest Road, Glendale, CA 91202, all of Grantor's right and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 174 Hall Court, Stateline, NV 89449

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.

Dated this 29 day of JULY, 2024

GRANTOR:

THOMAS TATE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of California
County of Los Angeles

On July 29, 2024 before me, Michele H. Freck, Notary Public,
(insert name and title of the officer)

personally appeared Thomas Tate, who 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michele H. Freck (Seal)



GRANTOR:

Sue Ann Tate

SUE ANN TATE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of California
County of Los Angeles

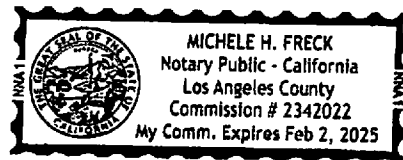
On July 29 before me, Michele H. Freck, Notary Public,
(insert name and title of the officer)

personally appeared Sue Ann Tate, who 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michele H. Freck (Seal)



Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Tate Family Trust dated
July 29, 2024

Thomas E. Tate
THOMAS E. TATE, Trustee

Sue Ann Tate
SUE ANN TATE, Trustee
Grantee



EXHIBIT A

Lot 6, Block A, as shown on the Official Map of KINGSBURY HEIGHTS SUBDIVISION filed in the Office of the County Recorder of Douglas County, State of Nevada, on August 5, 1959, as Document No. 14738.

Per NRS 111.312, this legal description was previously recorded in Book 803, Page 15203, on August 27, 2003, in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 1318-23-812-003
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: Verified Trust - js

3. Total Value/Sales Price of Property \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
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 to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 Thomas E. Tate Capacity GRANTOR

Signature Sue Ann Tate Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Thomas Tate and Sue Ann Tate
Address: 306 View Crest Road
City: Glendale
State: CA Zip: 91202

BUYER (GRANTEE) INFORMATION (REQUIRED) Thomas E. Tate and
Print Name: Sue Ann Tate, Trustees
Address: 306 View Crest Road
City: Glendale
State: CA Zip: 91202

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: U.S. Deeds Escrow #: _____
Address: 423 Lithia Pinecrest Road
City: Brandon State: FL Zip: 33511