

APN: 10-331-01

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

STEPHANIE K. FUNK

Attorney at Law

Viloria, Oliphant, Oster & Aman, L.L.P.

327 California Ave.

Reno, Nevada 89509

775-284-8888

After Recording, Return and

Mail Tax Statements To:

Eric Frank Keller, as Trustee

4111 Gentry Lane

Carson City, NV 89701

Send Subsequent Tax Bills To:

Eric Frank Keller, as Trustee

4111 Gentry Lane

Carson City, NV 89701

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

ERIC KELLER, an unmarried man,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby CONVEY AND QUITCLAIM to:

ERIC FRANK KELLER, as Trustee of THE ERIC FRANK KELLER LIVING TRUST, U/A dated March 7, 2022, the GRANTEE,

Whose mailing address is 4111 Gentry Lane, Carson City, NV 89701;

All of the following described real estate situated in the County of Carson, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain, Sale Deed, recorded on 01/19/2018, as Document No. 482158 in Carson City County Records, Carson County, Nevada.

MORE commonly known as: 4111 Gentry Lane, Carson City, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

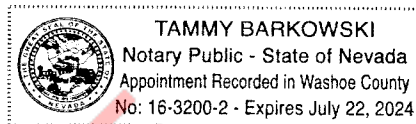
The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 7 day of March, 2022.



ERIC KELLER

State of Nevada
County of Washoe



This instrument was acknowledged before me on this March 7, 2022, by ERIC KELLER.

(Notary stamp)



(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.



ERIC KELLER

EXHIBIT A

Lot 1 as shown on the official plat of DESERT MOUNTAIN ESTATES, filed for record in the office of the County Recorder of Carson City, Nevada on May 19, 1976 in Book 2 of Maps at Page 507 as Document No. 62874.

and more commonly known as 4111 Gentry Lane, Carson City, NV 89701.

TAX PARCEL NUMBER: 10-331-01

UNOFFICIAL COPY

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s):

- a. 10-331-01
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: _____

Viewed Trust Cert

3. a. Total Value /Sales Price of Property:

- | | | |
|---|----|-----------------------------------|
| b. Deed in Lieu of Foreclosure Only (value of property) | \$ | <u>NO SALE</u>
<u>(0.00)</u> |
| c. Transfer Tax Value: | \$ | <u>0.00</u> |
| d. Real Property Transfer Tax Due: | \$ | <u>0.00</u> |

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantor.

5 Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Eric Keller

Address: 4111 Gentry Lane

City: Carson City

State: NV

Zip: 89701

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Eric Frank Keller, trustee of THE
ERIC FRANK KELLER LIVING TRUST

Address: Same as Grantor

City: Same as Grantor

State: Same as Grantor Zip: Same as Grantor

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

STEPHANIE K. FUNK

Attorney at Law

Viloria, Oliphant, Oster & Aman, L.L.P.

327 California Ave.

Reno, Nevada 89509

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED