

APN # 001-126-01

**RECORDING REQUESTED
AND RETURN TO:**

Rodd & Christy L. Lighthouse, Trustees
4279 Muirwood Ct.
Reno, NV 89509

MAILTAX STATEMENTS TO:

Rodd & Christy L. Lighthouse, Trustees
4279 Muirwood Ct.
Reno, NV 89509

EUREKA COUNTY, NV

AND-QTD

Rec:\$37.00

Total:\$37.00

RODD & CHRISTY LIGHTHOUSE

2024-254097

12/10/2024 03:54 PM

Pgs=5



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E07

KATHERINE J. BOWLING, CLERK RECORDER

QUITCLAIM DEED

Rodd Lighthouse and Christy L. Lighthouse, husband and wife, as joint tenants with full right of survivorship, hereby quitclaims to **Rodd Lighthouse and Christy L. Lighthouse**, trustee(s) or successor trustee(s) of the **LIGHTHOUSE FAMILY TRUST DATED JUNE 27, 2008, AS RESTATED**, the following described real estate in Eureka County, State of Nevada:

SEE ATTACHMENT "EXHIBIT 'A'"

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

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. 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.

Dated: November 15th, 2024

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.


RODD LIGHTHOUSE


CHRISTY L. LIGHTHOUSE

STATE OF NEVADA

)

) SS:

COUNTY OF WASHOE

)

ACKNOWLEDGEMENT

Personally came before me this November 15th, 2022, the above named **Rodd Lighthouse** and **Christy L. Lighthouse** to me known to be the persons who executed the foregoing instrument and acknowledge the same.

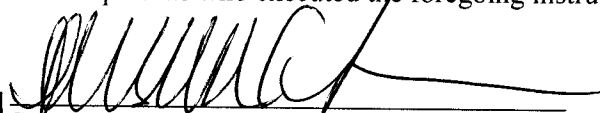


**SUSAN C. RHOADS
NOTARY PUBLIC**

STATE OF NEVADA

Appt. No. 96-3392-2

My Appt. Expires APRIL 1, 2025



Susan C. Rhoads, Notary Public

Washoe County, Nevada

My Commission Expires 04/01/2025

EXHIBIT 'A'

Lots 1 through 8, Block 53 of the Town of Eureka, according to the official map thereof,
filed in the Office of the County Recorder of Eureka County, Nevada.

COPY

CERTIFICATION OF TRUSTEE AUTHORITY AND POWER

We, **RODD LIGHTHOUSE** and **CHRISTY L. LIGHTHOUSE**, state and declare that we, as Grantors, established a revocable living trust known as the **LIGHTHOUSE FAMILY TRUST DATED JUNE 27, 2008, AS RESTATED** and appointed, **RODD LIGHTHOUSE** and **CHRISTY L. LIGHTHOUSE** and our successors, as Trustee(s) of such Trust.

The following provisions are found in the Trust Agreement and may be relied upon as a correct abbreviated statement of the operation of the trust during the joint lifetime of the Grantors by anyone dealing with any Trustee or Successor Trustee to the Trust.

1. Property may be added to the trust. Grantors retain the beneficial interest in all trust property during their lifetimes.
2. Both Grantors together may amend or revoke the trust; either Grantor may revoke the trust as to his or her separate property or his or her interest in community property.
3. The **LIGHTHOUSE FAMILY TRUST DATED JUNE 27, 2008, AS RESTATED**, has not been revoked or amended to make any representations contained in this Certification incorrect and the following provisions are found in the **LIGHTHOUSE FAMILY TRUST DATED JUNE 27, 2008, AS RESTATED**, as it presently exists. The signature below is those of all the currently acting Trustees.
4. If either Grantor ceases to serve as Trustee for any reason, the remaining Grantor shall serve as sole Trustee. If that Grantor is also unable or ceases to serve, he or she may name a successor Trustee to serve in his or her place.
5. The Grantors during their joint lifetimes, shall have the right to discharge the Trustee, or any successor Trustee, of any Trust hereunder, and to appoint a Trustee in its place. If either Grantor becomes unable to act as Trustee, the other Grantor shall have the right to discharge the Trustee, or any successor Trustee, of any Trust hereunder and to appoint a Trustee in its place.
6. Upon the death of a Grantor, the Survivor will have the power to appoint a Co-Trustee, to alter the succession of Trustees set forth below, to appoint a successor Trustee to fill a vacancy, and to remove the then acting Trustee.

7. The Co-Successor Trustees are listed below:

1. **AUTUMN L. LIGHTHOUSE** and **NICK LIGHTHOUSE**

The Successor Trustees, if more than one, that are listed above are Alternate Trustees. If "Alternate Trustees", they shall serve in succession in the order listed above after each predecessor becoming unable or unwilling to serve. If "Co-Trustees" they shall serve with mutual agreement of the other co-trustee(s), provided that if one of them is unable or unwilling to act, the other may act solely in the non-acting co-trustee's place.

8. The Trustee is given broad powers, including the power, subject to the Trustee's fiduciary obligations, to have all the rights, power and privileges which an absolute owner of the same

property would have. A copy of the Article which contains the powers of the Trustee is available upon request.

9. Said trust is in full force and effect.


10. This trust was created under the laws of the State of Nevada.

11. Each of the Trustees have the right to transact business for the trust over his or her sole signature and/or to hold property in his or her sole name as Trustee of the trust, provided, however, that such Co-Trustees shall agree to such delegation of power among them. The initial Co-Trustees have agreed to such delegation.

12. The tax identification number for this trust is either Trustors social security number.

The Grantors hereby state that the assertions of any Trustee hereinabove designated that (1) he or she is acting alone or with another qualified Trustee, or (2) that he or she is acting with full delegated powers of a Co-Trustee shall be sufficient on its face, and no person designated above shall be put to further inquiry into the right of such Co-Trustee to act.

IN WITNESS WHEREOF, We, the undersigned Grantors, on this 15 th day of NOV, 2024, hereby certify under penalty of perjury, the foregoing statements to be true and correct.



RODD LIGHTHOUSE
Grantor

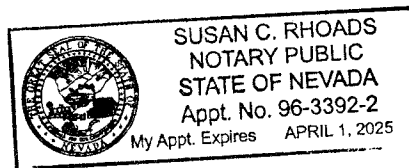

CHRISTY L. LIGHTHOUSE
Grantor

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this date, November 15th, 2024, before me, the undersigned Notary Public personally appeared **RODD LIGHTHOUSE** and **CHRISTY L. LIGHTHOUSE** to me known to be the individual(s) in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.


Susan C. Rhoads, Notary Public
Washoe County, Nevada
My Commission Expires 04/01/2025



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

001-126-01

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|---------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input 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 |
| j) <input type="checkbox"/> | other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of foreclosure Only (value of property)	\$0
Transfer Tax Value:	\$0
Real Property Transfer Tax Due:	\$0

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #:

BOOK PAGE

DATE OF RECORDING

NOTES:

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: Transfer to a revocable living trust without consideration.

Rodd Lighthouse & Christy L. Lighthouse are the creators and trustors of the Lighthouse Family Trust Dated 6/27/2008

5. Partial Interest: Percentage being transferred:

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 taxes 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: Trustee

Signature: 

Capacity: Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Rodd Lighthouse & Christy L. Lighthouse

Address: 4279 Muirwood Ct.
City: Reno
State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Rodd Lighthouse & Christy L. Lighthouse

Address: 4279 Muirwood Ct.
City: Reno
State: NV Zip: 89509

TTEE of the
Lighthouse Family
Trust
DTD 6/27/08

COMPANY /PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Lifeline Estate Services Inc.

Address: 3708 Lakeside Dr. Suite 202

City: Reno State: NV Zip: 89509

Escrow #

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)