

EUREKA COUNTY, NV
LAND-QTD
\$37.00
Total:\$37.00

2024-254102
12/17/2024 04:18 PM
Pgs=13

APN: 003-188-04

WHEN RECORDED, MAIL TO:

Travis K. Twitchell
Bowler Twitchell LLP
3137 E. Warm Springs Rd., Suite 100
Las Vegas, NV 89120


00022244202402541020130130 E07
KATHERINE J. BOWLING, CLERK RECORDER

MAIL TAX NOTICES TO:

Tiare Cross Eastmond, Trustee
The Revocable Trust of Karen Lynne Cross
47-403 Mapumapu Road, Unit A
Kaneohe, Hawaii 96744

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Karen Lynne Cross, Trustee of the Larry Ray Cross Revocable Trust Agreement, dated the 14th day of October, 1989, does hereby release and forever quitclaim to:

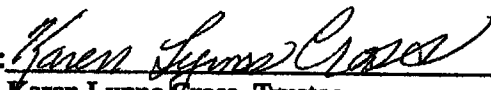
Tiare Cross Eastmond, Trustee of the Revocable Trust of Karen Lynne Cross, originally executed on January 24, 1997, as amended,

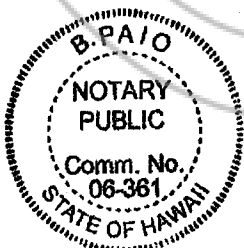
all of the right, title and interest of the undersigned, the Larry Ray Cross Revocable Trust Agreement, dated the 14th day of October, 1989 in and to the real property situate in the County of Eureka, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

The purpose of this Quitclaim document is to relinquish any possible interest the grantor may now have or may acquire in the future.

Larry Ray Cross Revocable Trust Agreement,
dated the 14th day of October, 1989

By: 
Karen Lynne Cross, Trustee



STATE OF HAWAII

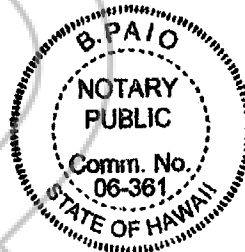
CITY AND COUNTY OF Honolulu

}
}ss.
}

On this 1st day of December, in the year 2024 before me,
B. Paio, personally appeared Karen Lynne Cross, Trustee of the
Larry Ray Cross Revocable Trust Agreement, dated the 14th day of October, 1989, personally
known to me or proved to me on the basis of satisfactory evidence to be the person whose name
is subscribed to this Quitclaim Deed, and acknowledged that she executed it. I declare under
penalty of perjury that the person whose name is ascribed to this Quitclaim Deed appears to be
of sound mind and under no duress, fraud, or undue influence.

M. Paio
NOTARY PUBLIC

B. Paio
My Commission Expires
June 18, 2028



NOTARY PUBLIC CERTIFICATION

Document Date: none at the time of notarization # pgs: 1
Notary Name: B. Paio First Circuit:
Doc. Description: Quitclaim Deed

M. Paio 11 DEC 2024
Notary Signature Date

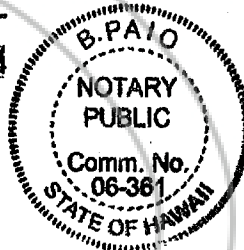


EXHIBIT "A"

(Legal Description)

**Lot 18 in Section 15, Township 29 North, Range 48 East, MDB&M, Eureka County,
Nevada.**

Official Map filed under File No. 35161.

**Being the same premises conveyed to the Grantor by Grant Deed dated October 14, 1989,
recorded in File No. 130630, Book 205, beginning at Page 513.**

APN: 003-188-04

LAND COURT SYSTEM	REGULAR SYSTEM	
After Recordation, Return by:	Mail (X)	Pickup ()
KAREN LYNNE CROSS 44-535 Kaneohe Bay Drive Kaneohe, Hawaii 96744		
3 Pages		

CHANGE OF TRUSTEE OF THE REVOCABLE TRUST OF KAREN LYNNE CROSS

1. The REVOCABLE TRUST OF KAREN LYNNE CROSS was originally executed on January 24, 1997, and it was amended and restated in the State of Hawaii on March 19, 2021 (hereinafter sometimes referred to as the "Trust"). As set forth in the Short Form of Trust that was recorded on April 13, 2021 as Regular System Document No. A-77730760 and as Land Court Document No. T-11425311, TIARE CROSS EASTMOND and KAREN LYNNE CROSS are co-Trustees of the Trust; and if KAREN LYNNE CROSS dies or becomes unable or unwilling to serve as a co-Trustee, then TIARE CROSS EASTMOND shall become the sole Trustee of the Trust. Karen Lynne Cross no longer wishes to serve as a co-Trustee of the Trust.
2. KAREN LYNN CROSS hereby resigns as a co-Trustee of the Trust.
3. TIARE CROSS EASTMOND hereby accepts the responsibilities of being the sole Trustee of the Trust.

Dated: August 18, 2022


KAREN LYNNE CROSS


TIARE CROSS EASTMOND

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU


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: SS.
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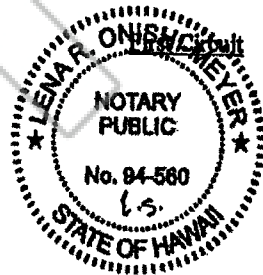
On this 18 day of August, 2022, before me personally appeared KAREN LYNNE CROSS, to me known to be the person who executed the foregoing document, and acknowledged that she executed the foregoing document as her free act and deed.

Notary Public, State of Hawaii

My Commission expires: 09-21-2022

Print name of Notary: Lena R. Onishi-Meyer

Doc. Date: <u>08-18-2022</u>	# Pages: <u>3</u>
Name of Notary: <u>Lena R. Onishi-Meyer</u>	
Doc Description: <u>CHANGE OF TRUSTEE OF THE REVOCABLE TRUST OF KAREN LYNN CROSS</u>	
<u></u>	<u>08-18-2022</u>
Signature	Date
Notary Certification	



STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

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: SS.
)


On this 18 day of August, 2022, before me personally appeared TIARE CROSS EASTMOND, to me known to be the person who executed the foregoing document, and acknowledged that she executed the foregoing document as her free act and deed.

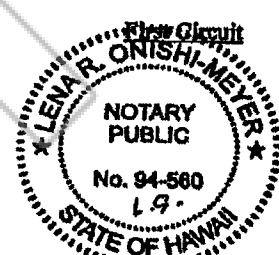
Notary Public, State of Hawaii

My Commission expires: 09-21-2022

Lena R. Onishi-Meyer

Print name of Notary: _____

Doc. Date: <u>08-18-22</u>	# Pages: <u>3</u>
Name of Notary: <u>Lena R. Onishi-Meyer</u>	
Doc Description: <u>CHANGE OF TRUSTEE OF THE REVOCABLE TRUST OF KAREN LYNN CROSS</u>	
<u></u> Signature	<u>08-18-22</u> Date
Notary Certification	



**AMENDMENT AND RESTATEMENT OF
THE REVOCABLE TRUST OF KAREN LYNNE CROSS (under Declaration of
Trust originally dated January 24, 1997)**

WHEREAS, the REVOCABLE TRUST OF KAREN LYNNE CROSS was originally executed on January 24, 1997 between KAREN LYNNE CROSS as Settlor (also referred to as Grantor) and KAREN LYNNE CROSS as Trustee, in a document entitled "Declaration of Trust" which stated that the trust created by that document could in future documents be called the "Revocable Trust of Karen Lynne Cross";

WHEREAS, the REVOCABLE TRUST OF KAREN LYNNE CROSS (the "Trust") provides that it may be amended at any time by KAREN LYNNE CROSS acting as Settlor of the Trust;

WHEREAS, the REVOCABLE TRUST OF KAREN LYNNE CROSS was previously amended and restated on June 4, 2004 by KAREN LYNNE CROSS, and it was again amended and restated on March 19, 2021 by KAREN LYNNE CROSS;

WHEREAS, KAREN LYNNE CROSS wishes to again amend the REVOCABLE TRUST OF KAREN LYNNE CROSS and to again restate the Trust including all amendments in a single amended and restated document;

NOW, THEREFORE, the REVOCABLE TRUST OF KAREN LYNNE CROSS is hereby amended and restated to read as follows:

REVOCABLE TRUST OF KAREN LYNNE CROSS

This trust agreement is made in the State of Hawaii between the Settlor and the Trustee who have signed below. The REVOCABLE TRUST OF KAREN LYNNE CROSS will hereinafter sometimes be referred to as the "Trust."

ARTICLE ONE

SETTLOR

A. Settlor.

predeceased the Settlor. No other interest of the beneficiary shall be affected by the disclaimer, unless that interest also shall be disclaimed.

EXECUTION AND ACKNOWLEDGMENTS

IN WITNESS WHEREOF, KAREN LYNNE CROSS, acting as Settlor, and KAREN LYNNE CROSS and TIARE CROSS EASTMOND, acting as co-Trustees, have hereunto set their hands on July 1st, 2022. It should be noted that although TIARE CROSS EASTMOND is signing this document as a co-Trustee (and thereby re-confirming that she has accepted the responsibility of being a co-Trustee), under ARTICLE FOUR amendments of this Trust can be made by KAREN LYNNE CROSS acting alone (i.e., signed only by Karen) so long as TIARE CROSS EASTMOND (or whomever else may be at that time be actually serving as a Trustee or co-Trustee) is provided with a copy of any future amendment of this Trust that KAREN LYNNE CROSS signs.

Karen Lynne Cross
KAREN LYNNE CROSS, Settlor

Karen Lynne Cross
KAREN LYNNE CROSS, co-Trustee

Tiare Eastmond
TIARE CROSS EASTMOND, co-Trustee

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

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: SS.
)

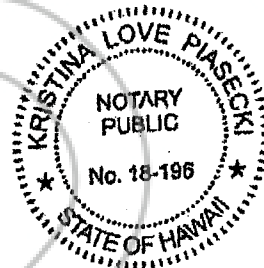
On this 1st day of July, 2022, before me personally appeared TIARE CROSS EASTMOND (acting as a co-Trustee of the REVOCABLE TRUST OF KAREN LYNNE CROSS), to me known to be the person who executed the foregoing document, and acknowledged that she executed the same as her free act and deed.

[Signature]

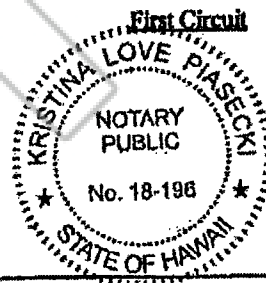
Notary Public, State of Hawaii

My Commission expires: 4/22/2026

Print name of Notary: Kristina Love Piasecki



Doc. Date: <u>7/1/2022</u>	# Pages: <u>27</u>
Name of Notary: <u>Kristina Love Piasecki</u>	
Doc Description: <u>AMENDMENT AND RESTATEMENT OF THE REVOCABLE TRUST OF KAREN LYNNE CROSS</u>	
<u>[Signature]</u> Signature	<u>7/1/2022</u> Date
Notary Certification	

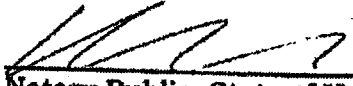


STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

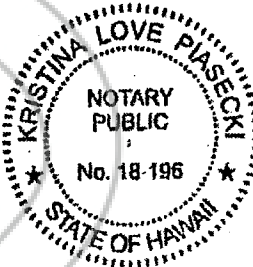
)
: SS.
)

On this 1st day of July, 2022, before me personally appeared KAREN LYNNE CROSS (acting as the Settlor and a co-Trustee of the REVOCABLE TRUST OF KAREN LYNNE CROSS), to me known to be the person who executed the foregoing document, and acknowledged that she executed the foregoing same as her free act and deed.


Notary Public, State of Hawaii

My Commission expires: 4/22/2026

Print name of Notary: Kristina Love Piasecki



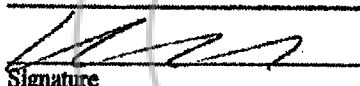
Doc. Date: 7/1/2022

Pages: 27

Name of Notary: Kristina Love Piasecki

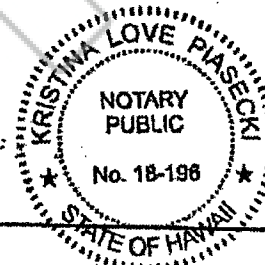
Doc Description: AMENDMENT AND RESTATEMENT OF THE
REVOCABLE TRUST OF KAREN LYNNE CROSS

First Circuit


Signature

7/1/2022
Date

Notary Certification



STATE OF HAWAII

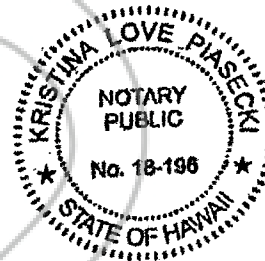
CITY AND COUNTY OF HONOLULU

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: SS.
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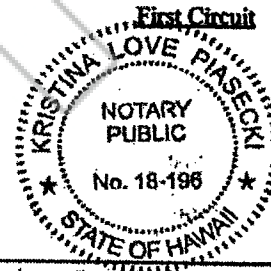
On this 1st day of July, 2022, before me personally appeared TIARE CROSS EASTMOND (acting as a co-Trustee of the REVOCABLE TRUST OF KAREN LYNNE CROSS), to me known to be the person who executed the foregoing document, and acknowledged that she executed the same as her free act and deed.

[Signature]
Notary Public, State of Hawaii
My Commission expires: 4/22/2026

Print name of Notary: Kristina Love Piasecki



Doc. Date: <u>7/1/2022</u>	# Pages: <u>27</u>
Name of Notary: <u>Kristina Love Piasecki</u>	
Doc Description: <u>AMENDMENT AND RESTATEMENT OF THE REVOCABLE TRUST OF KAREN LYNNE CROSS</u>	
<u>[Signature]</u> Signature	<u>7/1/2022</u> Date
Notary Certification	



SCHEDULE A

The real property commonly known as 44-535 Kaneohe Bay Drive, Kaneohe, Hawaii 96744.

All furniture, tools, appliances, jewelry, artwork and other tangible personal property that formerly belonged to the Settlor contained in or on the real property commonly known as 44-535 Kaneohe Bay Drive, Kaneohe, Hawaii 96744.

Any other tangible personal property that would otherwise belong to the Settlor.

A one-third tenant-in-common interest in the real property commonly known as 47-403 Mapumapu Rd., Kaneohe, Hawaii 96744.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-188-04
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 RECORDERS OPTIONAL USE ONLY

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property

\$ -0-

b) Deed in Lieu of Foreclosure Only (value of property)

(-0-)

c) Transfer Tax Value

\$ -0-

d) Real Property Transfer Tax Due

\$ -0-

4. If Exemption Claimed:

- a) Transfer Tax Exemption per NRS 375.090, Section 07
b) Explain reason for Exemption: Transfer to or from a trust without consideration.

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 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 Karen Lynn Cross Capacity Seller/Grantor

Signature _____ Capacity Buyer/Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: The Larry Ray Cross Revocable
Trust Agreement

Address: 47-403 Mapumapu Road, Unit A

City: Kaneohe

State: HI Zip: 96744

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Revocable Trust of Karen Lynn
Cross

Address: 47-403 Mapumapu Road, Unit A

City: Kaneohe

State: HI Zip: 96744

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

Print name: Bowler Twitchell LLP Escrow #: _____

Address: 3137 E. Warm Springs Rd., Suite 100

City: Las Vegas State: NV Zip: 89120

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)