

1320-33-711-001

Prepared By:

James Sack
1300 Petar Drive
Gardnerville, Nevada 89410

Doc Number: **0837210**

01/23/2014 02:10 PM

OFFICIAL RECORDS

Requested By
JAMES SACK

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00

Bk: 0114 Pg: 3830 RPTT # 7



Deputy: ke

After Recording Return To:

James Sack
1300 Petar Drive
Gardnerville, Nevada 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On January 31, 2014 THE GRANTOR(S),

- Sack, James R. and Sack, Rhonda L., a married couple,
for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration
conveys, releases and quit claims to the GRANTEE(S):

- Revocable Living Trust of James Richard Sack and Rhonda Lee Sack, a married couple,
residing at 1300 Petar Drive, Gardnerville, Douglas County, Nevada 89410
the following described real estate, situated in Gardnerville, in the County of Douglas, State of
Nevada:

Legal Description: 1300 Petar Dr *SEE EXHIBIT A.*

I found the legal description on the 2013-2014 tax form in the Property Description Block.

Grantor does hereby convey, release and quit claim all of the Grantor's rights, title, and interest in
and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs
and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns
shall have, claim or demand any right or title to the property, premises, or appurtenances, or any
part thereof

It is exempt per State of Nevada code N 375.170 Paragraph 17.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described
real estate on the terms listed below.

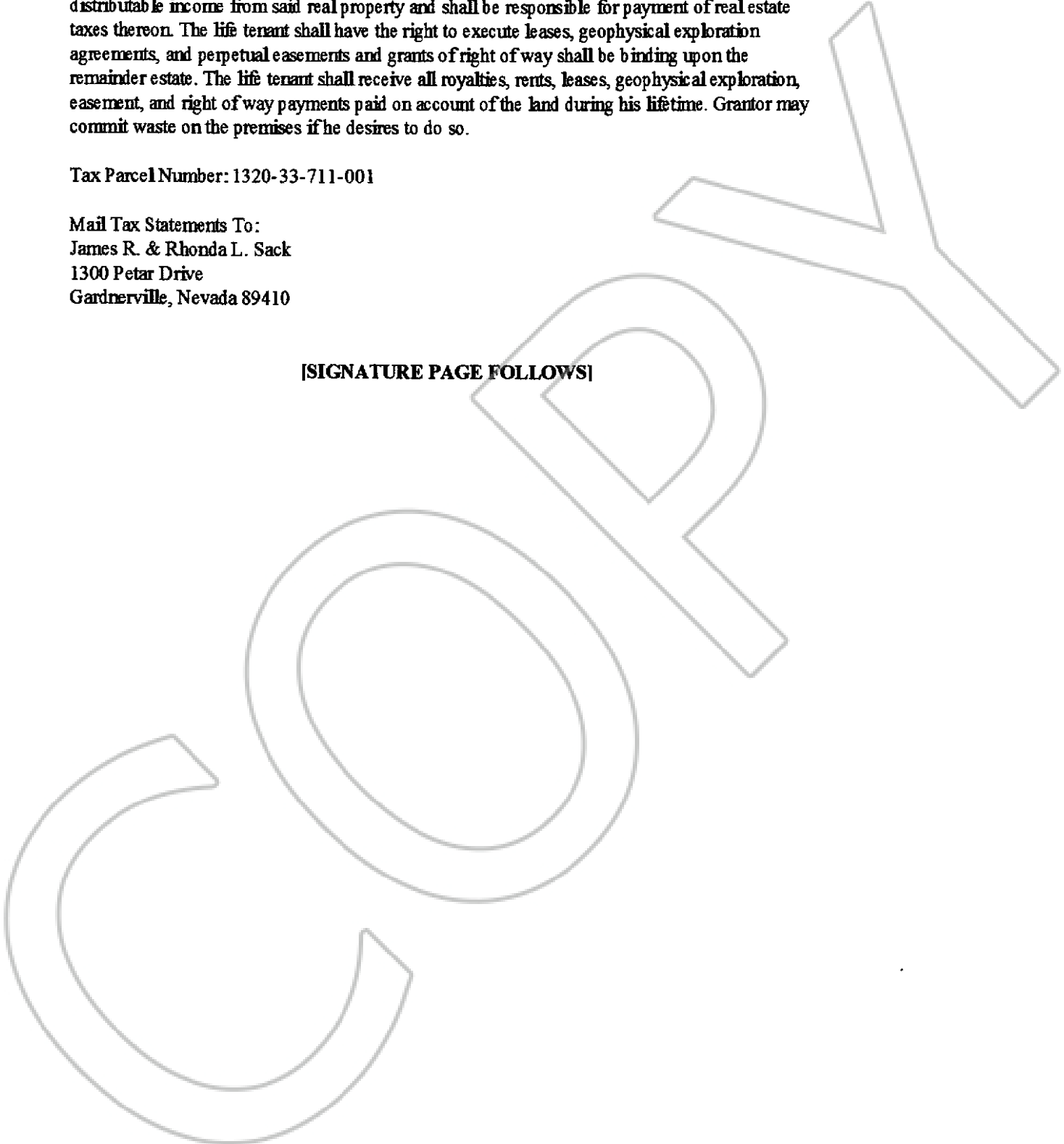
TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantors life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 1320-33-711-001

Mail Tax Statements To:
James R. & Rhonda L. Sack
1300 Petar Drive
Gardnerville, Nevada 89410

[SIGNATURE PAGE FOLLOWS]



Grantor Signature

DATED: 1-23-14

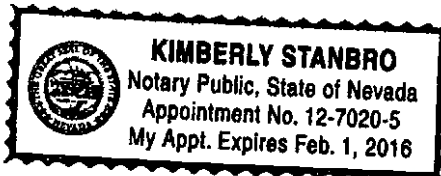
DATE: 1-23-14

James R. Sack
Sack, James R.
1300 Petar Drive
Gardnerville, Nevada
89410

Rhonda L. Sack
Sack, Rhonda L.
1300 Petar Drive
Gardnerville, Nevada
89410

STATE OF NEVADA, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this 23rd day of January,
2014 by Sack, James R. and Sack, Rhonda L..



Kimberly Stanbro
Notary Public
Notary Public
Title (and Rank)
My commission expires 2-1-16

Signature and Notary for Quit Claim Deed regarding 1300 Petar Drive

Ex A

A.P.N.: 1320-33-711-001
File No: 143-2428431 (SC)
R.P.T.T.: \$842.40

DOC # 806104
07/20/2012 02:35PM Deputy: GB
OFFICIAL RECORD
Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-712 PG-5166 RPTT: 842.40



BK 0114
PG 3833
1/23/2014

When Recorded Mail To: Mail Tax Statements To:
James R. Sack and Rhonda L. Sack
1300 Petar Drive
Gardnerville, NV 89410

This Grant deed is being executed
in counterpart and to be construed
and recorded as one document

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bernd Fritsching, and Martin Fritsching, as Successor Trustees of The Revocable Living Trust of Heinz Fritsching, dated July 15, 1992

do(es) hereby GRANT, BARGAIN and SELL to

James R. Sack and Rhonda L. Sack, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 123, BLOCK B, AS SET FORTH ON FINAL SUBDIVISION MAP FSM-1006 OF CHICHESTER ESTATES PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 12, 1995, IN BOOK 995, AT PAGE 1407, AS DOCUMENT NO. 370215 AND AMENDED BY CERTIFICATION OF AMENDMENT RECORDED MARCH 5, 1997 IN BOOK 397, PAGE 654 AS DOCUMENT NO. 407852, OFFICIAL RECORDS.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 06/18/2012

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