**DOUGLAS COUNTY, NV** 

RPTT:\$0.00 Rec:\$15.00 \$15.00 Pas=2

TITLE SOURCE, INC.

2014-854490

Pgs=2 12/16/2014 08:58 AM

KAREN ELLISON, RECORDER

E07

59689289-2756512

APN: 1220-21-610-235

**R.P.T.T.:** \$0.00 Exempt: (7)

#### **Recording Requested By:**

Charles A. Pratt 720 Bluerock Road Gardnerville, Nevada 89460

### After Recording Mail To:

Charles A. Pratt 720 Bluerock Road Gardnerville, Nevada 89460

#### Send Subsequent Tax Bills To:

Charles A. Pratt 720 Bluerock Road Gardnerville, Nevada 89460

## QUITCLAIM DEED TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, Charles A. Pratt, as Trustee of The Charles A. Pratt and Marsha J. Pratt Revocable Family Trust dated October 11, 2003, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Charles A. Pratt and Marsha J. Pratt, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, whose address is 720 Bluerock Road, Gardnerville, Nevada 89460,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

LOT 411 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 29, 1973 AS FILE NO. 66512.

Per NRS 111.312 - The Legal Description appeared previously in <u>Deed</u>, recorded on <u>August 6, 2014</u>, as Book **814**, Page **874**, in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 720 Bluerock Road, Gardnerville, Nevada 89460

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this $24$ day of	November, 2014.
Charles A. Pratt, Trustee	
STATE OF NEVADA	
COUNTY OF DOUGLAS	
This instrument was acknowledged, 20 <u>/</u> 4_, by <b>Charle</b>	before me, this 24h day of s A. Pratt, Trustee.
	NOTARY STAMP/SEAL
M. Ladruer Notary Public	M. LADNIER NOTARY PUBLIC
notary Public	STATE OF NEVADA  No. 08-5659-5 My Appt Exp. Feb. 18, 2016
Title and Rank My Commission Expires: 02/18/20/0	

# STATE OF NEVADA DECLARATION OF VALUE FORM

a) 1220-21-610-235 b) c) d) C) d) FOR RECORDER'S OPTIONAL USE ONLY Document/Instrument #: Bopk: Page: Date of Recording: Notes: SaW trust papers GB  SaW trust papers GB  Transfer Tax Value: Real Property Transfer Tax Due:  1. Method of Property: Seed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Date of Recording: Notes: SaW trust papers GB  Notes: SaW trust papers GB  O.00  1. Method of SaW trust papers GB  Date of Recording: Notes: SaW trust papers GB  Notes: SaW trust papers  N	1. Assessor F	arcel Number(s)			\ \
2. Type of Property: a)					\ \
2. Type of Property: a)	b)				\ \ \
2. Type of Property: a) Vacant Land b) X Single Fam. Res. c) Condo/Townhouse d) 2-4 Plex e) Apt. Bldg f) Commi/Indi'  g) Agricultural Other:  3. Total Value /Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Deating Transfer Tax Value: Seal Property Transfer Tax Due: S 0.00  4. If Exemption Claimed: A. Transfer Tax Exemption per NRS 375.090, Section 7 D. Explain Reason for Exemption: Transfers without consideration to or from a trust.  5. Partial Interest: Percentage being transferred: 100 %  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 and anythin towed  Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Pratt Revocable Family Trust Address: 720 Bluerock Road  Company/Person Requestion for Company the seller of buyer)  Print Name: Title Source, Inc.	c)				
a) Vacant Land b) X Single Fam. Res. c) — Condo/Townhouse d) — 2-4 Plex e) — Apt. Bldg f) — Comml/Ind'l g) — Agricultural h) — Mobile Home — Other:	d)			FOR REC	ORDER'S OPTIONAL USE ONLY
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Print Name: Title Source, Inc. Escrow #: 59689289 Address: 622 Woodward Avenue			/		
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