

DOUGLAS COUNTY, NV

2014-854490

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

12/16/2014 08:58 AM

TITLE SOURCE, INC.

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 **Deed**, recorded on **August 6, 2014**, 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  
Charles A. Pratt, Trustee

STATE OF NEVADA )

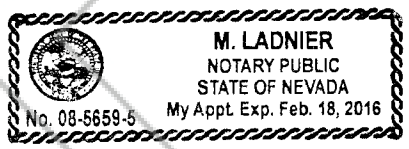
COUNTY OF DOUGLAS )

SS

This instrument was acknowledged before me, this 24<sup>th</sup> day of NOV., 2014, by **Charles A. Pratt, Trustee.**

NOTARY STAMP/SEAL

M. Ladnier  
Notary Public  
Notary Public  
Title and Rank  
My Commission Expires: 02/18/2016



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-610-235  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: sawtrust papers GB

2. Type of Property:  
 a) \_\_\_ Vacant Land                      b)  Single Fam. Res.  
 c) \_\_\_ Condo/Townhouse              d) \_\_\_ 2-4 Plex  
 e) \_\_\_ Apt. Bldg                        f) \_\_\_ Comm'l/Ind'l  
 g) \_\_\_ Agricultural                    h) \_\_\_ Mobile Home  
 \_\_\_ Other: \_\_\_\_\_

3. Total Value /Sales Price of Property:                      \$                      0.00  
 Deed in Lieu of Foreclosure Only (value of property)      (                      0.00 )  
 Transfer Tax Value:    \$                      0.00  
 Real Property Transfer Tax Due:                                    \$                      0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. 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 amount owed.

Signature: Charles A. Pratt Capacity: GRANTOR

Signature: Charles A. Pratt Capacity: GRANTEE

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

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

Print Name: **Pratt Revocable Family Trust**  
 Address: **720 Bluerock Road**  
 City: **Gardnerville**  
 State: **Nevada**                      Zip: **89460**

Print Name: **Charles A. Pratt**  
 Address: **720 Bluerock Road**  
 City: **Gardnerville**  
 State: **Nevada**                      Zip: **89460**

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

Print Name: **Title Source, Inc.**  
 Address: **622 Woodward Avenue**  
 City, State, Zip: **Detroit, Michigan 48226**

Escrow #: **59689289**