

DOUGLAS COUNTY, NV

2016-891265

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

11/29/2016 08:13 AM

FIRST AMERICAN TITLE INSURANCE CO.- API

KAREN ELLISON, RECORDER

E05

QUIT CLAIM DEED

**Please return document to:
First American Title
1500 Solana Blvd. Suite 6400
Westlake, Tx 76262
Attn: National Recordings**

BRATSCH
52175939
FIRST AMERICAN ELS
QUIT CLAIM DEED

NV

A.P.N.: 1420-07-610-031
File No: 8789103n (SL)

When Recorded Return and Send Tax Statements To:
First American Title Insurance Company Attn: National
Recording
1100 Superior Avenue, Suite 200,
Cleveland, OH 44114

R.P.T.T.: \$**EXEMPT**

QUITCLAIM DEED

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

**DUANE BRATSCH, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, JOINED
BY HIS SPOUSE DANIELLE BRATSCH**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**DUANE BRATSCH AND DANIELLE BRATSCH, HUSBAND AND WIFE, AS JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP**

all the right, title, and interest of the undersigned in and to the real property situate in the
County of **Douglas**, State of **Nevada**, described as follows:

Exemption Copde: 11911 "This is a bonafide fift and the grantor received nothing in return,

LOT 14, IN BLOCK B, OF THE FINAL MAP OF SUNRIDGE HEIGHTS PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 11, 1993, AS DOCUMENT NO. 309550.

Being all of that certain property conveyed to DUANE BRATSCH, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY from DUANE BRATSCH AND DANIELLE KOCHEN, HUSBAND AND WIFE WHO ACQUIRED TITLE AS DUANE BRATSCH, A SINGLE MAN AND DANIELLE KOCHEN, A SINGLE WOMAN AS JOINT TENANTS, by deed dated APRIL 14, 2015 and recorded APRIL 28, 2015 IN INSTRUMENT NO. 2015-861095 of official records.

Commonly known as: 3552 LOAM LANE, CARSON CITY, NV 89705

APN #: 1420-07-610-031

MAIL TO TAX STATEMENTS:
Freedom Mortgage Corporation,
907 Pleasant Valley Ave #3,
Mount Laurel, NJ 08054

PRIOR RECORDING INFORMATION: DOC #: 2015-861095; RECORDED DATE: 4/28/2015

EXEMPTION CODE: 5. A transfer of real property if the is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.

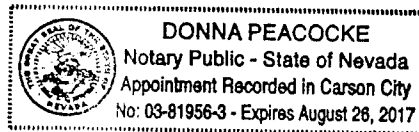
Duane Bratsch 10/27/16
DUANE BRATSCH Date

Danielle Bratsch 10/27/16
DANIELLE BRATSCH Date

STATE OF NEVADA)
) :SS.
COUNTY OF Douglas)

This instrument was acknowledged before me on this:
27 day of OCTOBER, 2016

By: **DUANE BRATSCH AND DANIELLE BRATSCH**



By: Donna Peacocke / Its
Donna Peacocke
Notary Public
(My commission expires: 8-26-17)

Escrow Officer: Shirley Larson
Re: 3552 Loam Lane, **Carson City, NV 89705**

August 23, 2016
File No.: 8789103n (SL)

AUTHORIZATION FOR QUITCLAIM

The undersigned hereby authorizes and directs Escrow Holder to prepare a Quitclaim Deed from the undersigned in favor of DUANE BRATSCH AND DANIELLE BRATSCH conveying the following described property:

LOT 14, IN BLOCK B, OF THE FINAL MAP OF SUNRIDGE HEIGHTS PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 11, 1993, AS DOCUMENT NO. 309550.

Escrow Holder is hereby instructed and authorized to record said Quitclaim Deed concurrently with other documents called for in the above numbered escrow without further authorization and/or approval, and without collection of any funds for the account of the undersigned.

Date: 10/27/16

Duane Bratsch
DUANE BRATSCH

Danielle Bratsch
DANIELLE BRATSCH

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-07-610-031
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 134,600.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer between spouses

5. Partial Interest: Percentage being transferred: 50 %

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 [Signature] Capacity Authorized Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Duane Bratsch, a married man, as his sole and
separate property
 Address: 3552 LOAM LANE
 City: CARSON CITY
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Duane Bratsch and Danielle Bratsch, husband
and wife
 Address: 3552 LOAM LANE
 City: CARSON CITY
 State: NV Zip: 89705

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

Print Name: First American Title Escrow #: 8789103N
 Address: 1500 Solana Blvd, Bldg 6, Suite 6200
 City: Westlake State: TX Zip: 76262