DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$35.00

**2017-907973** 12/13/2017 09:52 AM

\$35.00 Pgs=3
TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

**APN:** <u>1220-21-610-235</u>

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

### Recording Requested By:

Charles A. Pratt 720 Bluerock Road Gardnerville, NV 89460

### After Recording Mail To:

Charles and Marsha Pratt 720 Bluerock Road Gardnerville, NV 89460

## Send Subsequent Tax Bills To:

Charles and Marsha Pratt 720 Bluerock Road Gardnerville, NV 89460

43957281-4333839 33931757424

# QUITCLAIM DEED

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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.

# EXHIBIT "A" LEGAL DESCRIPTION

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 Leg	al Description appeared	previously in Deed	recorded or
, as	Book	, Page	
Document No.	in Douglas Coun	ty Records, Douglas Co	ounty, Nevada
RD:12/08/2017 Insturment	#-2017-907827		



#### STATE OF NEVADA **DECLARATION OF VALUE FORM** FOR RECORDER'S OPTIONAL USE ONLY Document/Instrument #: Book: Page: 1. Assessor Parcel Number(s) Date of Recording: a) 1220-21-610-235 Notes: Verified Trust - JS 2. Type of Property: a) \_\_\_ Vacant Land b) XX Single Fam. Res. c) \_\_ Condo/Townhouse d) \_\_ 2-4 Plex f) \_\_\_ Comm'l/Ind'l e) \_\_ Apt. Bldg g) \_\_\_ Agricultural h) \_\_ Mobile Home Other: 3. Total Value /Sales Price of Property: 0.00 Deed in Lieu of Foreclosure Only (value of property) 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 Transfers without consideration to a trust. b. Explain Reason for Exemption: 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: Capacity: Signature Capacity: SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Marsha J. Pratt, et al Print Name: Print Name: The Charles A. Pratt and Marsha J. Pratt **Revocable Family Trust** Address: 720 Bluerock Road 720 Bluerock Road Address: Gardnerville City: Gardnerville City: State: State: Nevada Zip: 89460 Nevada Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Title Source, Inc. Escrow #: 63951281 662 Woodward Avenue Address: City, State, Zip: Detroit, MI 48226

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