

A.P.N.: 1220-16-310-036  
File No:  
R.P.T.T.: \$ 0.0 (#6)



When Recorded Mail To:  
and Mail Tax Statements To:  
Matthew Kruse  
P.O. Box 2302  
Gardnerville, Nevada 89410

### QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Allison S. Ramsey, individually and as TRUSTEE OF THE FAMILY TRUST OF MATTHEW J. KRUSE AND ALLISON S. RAMSEY, HUSBAND AND WIFE, dated February 23, 2015, pursuant to a Decree of Divorce, hereinafter referred to as "GRANTOR", and MATTHEW KRUSE, as his sole and separate property, hereinafter referred to as "GRANTEE";

The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), does hereby release and forever QUITCLAIM unto the Grantee as his sole and separate property, and to his heirs and assigns, all of Grantor's right, title and interest in and to that certain real property situated in the County of Douglas, State of Nevada, known as 1283 #4 Redwood Circle, Gardnerville, Nevada 89460 and described as follows:

**LOT 36, IN BUILDING E, AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 14, 1979 AS DOCUMENT NO. 38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, AS DOCUMENT NO. 46136.**

page 2

**Quitclaim Deed**

**A.P. No. 1220-16-310-036**

- Subject to
1. All general and special taxes for the current fiscal year
  2. Covenants, Conditions, Restrictions, Reservations, 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: 1-17-18

Allison S. Ramsey

Allison S. Ramsey, Grantor

State of Nevada )

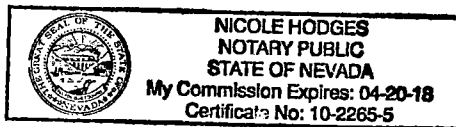
:ss.

County of Douglas )

On this day 17 of January, 2018 personally appeared before me, an instrument freely and voluntarily and for the purpose stated therein.

Nicole Hodges

Notary Public



# STATE OF NEVADA DECLARATION OF VALUE

### 1. Assessor Parcel Number (s)

- a) ~~1220-16-310-054~~
- b) 1220-16-310-036
- c) ~~1220-16-310-008~~
- d) \_\_\_\_\_

### 2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input checked="" type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

### 3. Total Value/Sales Price of Property:

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: 6
- b. Explain Reason for Exemption: \_\_\_\_\_  
A transfer of title between former spouses in compliance with a decree of divorce.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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 Allison Ramsey Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Allison Ramsey

Address: 968 Springfield Drive

City: Gardnerville

State: NV Zip: 89460

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Matthew Kruse

Address: P.O. Box 2302

City: Gardnerville

State: NV Zip: 89410

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Matthew Kruse Escrow # n/a

Address: P.O. Box 2302

City: Gardnerville State: NV Zip: 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)