

DOUGLAS COUNTY, NV

2019-938247

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

11/15/2019 08:38 AM

AMROCK, INC

KAREN ELLISON, RECORDER

E07

APN: 1220-21-610-235

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 A. Pratt, et al
720 Bluerock Road
Gardnerville, NV 89460

Send Subsequent Tax Bills To:

Charles A. Pratt, et al
720 Bluerock Road
Gardnerville, NV 89460

QUITCLAIM DEED

66409382-5231995

3438471353

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 Marsha J. Pratt and Charles A. Pratt, wife and husband, as joint tenants with right of survivorship and not tenants in common, whose address is 720 Bluerock Road, Gardnerville, NV 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, NV 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.

(Attached to and becoming a part of Quitclaim Deed dated October 28, 2019 between Charles A. Pratt, as Trustee of The Charles A. Pratt and Marsha J. Pratt Revocable Family Trust dated October 11, 2003, as Seller(s) and Marsha J. Pratt and Charles A. Pratt, wife and husband, as joint tenants with right of survivorship and not tenants in common, as Purchaser(s).)

WITNESS my/our hands, this 28 day of October, 2019.

Charles A. Pratt, Trustee
Charles A. Pratt, Trustee

STATE OF Nevada)
COUNTY OF Washoe)^{SS}

This instrument was acknowledged before me, this 28 day of October, 2019, by Charles A. Pratt, Trustee.

NOTARY STAMP/SEAL

Amie Duncan
Notary Public

Amie Duncan - Notary Public
Title and Rank
My Commission Expires: 06-12-2020



EXHIBIT A – LEGAL DESCRIPTION

Land situated in the County of Douglas in the State of NV

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 December 13, 2018, as Document No. 2018-923574 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-610-235
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>11/15/19~ Trust Ok A.B.</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (N/A))
 c. Transfer Tax Value: \$ 0.00
 d. 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 Marsha J. Pratt Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Charles A. Pratt and Marsha J. Pratt Revocable Family Trust
 Address: 720 Bluerock Road
 City: Gardenville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Marsha J. Pratt and Charles A. Pratt
 Address: 720 Bluerock Road
 City: Gardenville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Amrock - Recording Dept.
 Address: 662 Woodward Avenue
 City: Detroit

Escrow # 66409382
 State: MI Zip: 48226