

APN#: 1320-30-312-019

**Return to After Recording:**

Vantage Point Title, Inc.  
25400 US 19 North, Suite 135  
Clearwater, FL 33763  
Reference Number: NV706285

**Mail Tax Statements to:**

Carla M Kraus  
866 Mahogany Drive  
Minden, NV 89423

Parcel ID#: 1320-30-312-019

Pursuant to NRS 239B.030(4), I affirm the instrument contained below (or attached hereto) does not contain the social security number of any person.

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATIONS, the receipt of which is hereby acknowledged **Carla M. Kraus, Trustee of the Kraus Revocable Trust dated July 30, 2001**, whose post office address is 866 Mahogany Drive, Minden, NV 89423, Grantors, do hereby remise, release and quitclaim unto **Carla M Kraus, an unmarried woman**, whose post office address is 866 Mahogany Drive, Minden, NV 89423, Grantee, all rights, title, and interest, in and to all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The following real property located in Douglas County, State of Nevada, described as follows:

Lot 1, of Block B, as set forth on Final Map # 1010-4B of Westwood Village Unit 4B, filed in the office of the County Recorder of Douglas County, State of Nevada on December 13, 1995 in Book 1295, Page 1906, as Document No. 376827.

Being the same property conveyed to Robert R. Kraus and Carla M. Kraus, Trustees of the Kraus Revocable Trust dated July 30, 2001 by Deed from Robert R. Kraus and Carla M. Kraus, husband and wife as joint tenants dated 7/21/2010 and recorded 7/23/2010 as Instrument 767479, as the Office of the County Recorder of Douglas County, Nevada.

Commonly known as: 866 Mahogany Drive, Minden, NV 89423  
Parcel ID #: 1320-30-312-019

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

Dated this 6 day of Feb, 2021.

Carla M. Kraus

Carla M. Kraus, Trustee of the Kraus Revocable Trust dated July 30, 2001

STATE OF Nevada }  
COUNTY OF DOUGLAS }

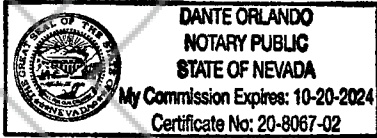
This instrument was acknowledged before me on this 6 day of February, 2021 by Carla M. Kraus, Trustee of the Kraus Revocable Trust dated July 30, 2001.

Dante Orlando

Notary Public DANTE ORLANDO

Printed Name: \_\_\_\_\_

My Commission Expires: 10/20/2024



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-30-312-019  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 NOTES: 2/18/21 Trust Ok ~A.B.

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer out of trust with no consideration

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 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: OWNER  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Carla Kraus Trustee  
Kraus Revocable Trust dated July 30, 2009  
 Address: 866 Mahogany Dr  
 City: Minden  
 State: NV ZIP: 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: CARLA M. KRAUS  
Trustee  
 Address: 866 Mahogany Drive  
 City: Minden  
 State: NV ZIP: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if no seller of buyer)**  
 Print Name: Vantage Point Title Inc. Escrow #: \_\_\_\_\_  
 Address: 25402 US 19 N, Suite 135  
 City: Clearwater State: Florida ZIP: 33763