

APN: 1220-21-810-069



WHEN RECORDED RETURN TO:
KYLE A. WINTER, Esq.
Allison MacKenzie, Ltd.
P.O. Box 646
Carson City, NV 89702

KAREN ELLISON, RECORDER

E07

GRANTEE/MAIL TAX STATEMENTS TO:
Lisa G. Pohll and Gregory M. Pohll, Trustees
3585 Blue Jay Court
Reno, NV 89509

The person executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

TRUSTEE'S DEED

THIS DEED, made on March 18, 2021, by and between CAROLE TALAN, Trustee of THE HANS J. PRAKELT FAMILY TRUST, hereinafter referred to as Grantor, and LISA G. POHLL and GREGORY M. POHLL, Trustees of the POHLL FAMILY TRUST, hereinafter collectively referred to as Grantee.

WITNESSETH:

WHEREAS, THE HANS J. PRAKELT FAMILY TRUST is the owner of all that certain parcel of real property situate in the County of Douglas, State of Nevada, commonly known as 652 Bluerock Road, Gardnerville, Nevada 89460, more particularly hereinafter described; and

WHEREAS, the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee and to the

Grantee's heirs, successors and assigns forever, all that certain lot, piece, or parcel of land situate, lying and located in Douglas County, Nevada, more particularly described as follows:

LOT 22, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.

(This legal description was previously recorded in the Official Records of Douglas County, State of Nevada, on September 5, 2019, as Document No. 934783)

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.


TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Carole Talan
CAROLE TALAN, Trustee

STATE OF NEVADA)
 : ss.
CARSON CITY)

On March 18, 2021, personally appeared before me, a notary public, CAROLE TALAN, as Trustee of THE HANS J. PRAKELT FAMILY TRUST, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Trustee's Deed, who acknowledged to me that she executed the foregoing document on behalf of said Trust.

 SONJA FISCHER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 04-89854-12
MY APPT EXPIRES MARCH 14, 2022

Sonja Fischer
NOTARY PUBLIC

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1220-21-810-069
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:

Book: Page:

Date of Recording:

Notes: *Verified Trust*

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-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 _____

Capacity Agent for Trustee

Signature _____

Capacity Agent for Grantees

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Carole Talan, Trustee

Print Name: Lisa G. Pohll and Gregory M. Pohll, Trustees of the POHLL FAMILY TRUST

Address: 1299 Kingsbury Grade

Address: 3585 Blue Jay Court

City: Gardnerville

City: Reno

State: NV Zip: 89460

State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #

Address: 402 North Division Street, P.O. Box 646

City: Carson City State: NV Zip: 89702