

APN: 1420-07-712-006

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:  
HEIDI AMBER YORK  
5647 West Camino Cielo  
Santa Barbara, CA 93105-9706

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 April 20, 2021, by and between CAROLE TALAN, Trustee of THE HANS J. PRAKELT FAMILY TRUST, hereinafter referred to as Grantor, and HEIDI AMBER YORK, a married woman as her sole and separate property, hereinafter 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 3525 Smoketree Avenue, Carson City, Nevada 89705, 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 1, in Block D, of the Final Map of SUNRIDGE HEIGHTS II, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 30, 1993, as Document No. 311338.

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

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.

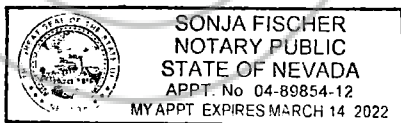
TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantee's heirs, successors and assigns forever.

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 April 20, 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 Declaration of Value**

**1. Assessor Parcel Number(s):**

- a) 1420-07-712-006
- 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 - J*

**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 *Carole Talan* \_\_\_\_\_

Capacity Trustee \_\_\_\_\_

Signature *[Signature]* \_\_\_\_\_

Capacity Agent for Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION REQUIRED**

**BUYER (GRANTEE) INFORMATION REQUIRED**

Print Name: Carole Talan, Trustee

Print Name: Heidi Amber York

Address: 1299 Kingsbury Grade

Address: 5647 West Camino Cielo

City: Gardnerville

City: Santa Barbara

State: NV Zip: 89460

State: CA Zip: 93105-9706

**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