

APN: 1320-33-810-048



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 1419 North Marion Russel Drive, Gardnerville, Nevada 89410, 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 99, in Block H, of Final Subdivision Map FSM-1006 of CHICHESTER ESTATES PHASE 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995 at Page 1407, as Document No. 370215 and by Certificate of Amendment recorded March 5, 1997, in Book 397, Page 654, as Document No. 407852, Douglas County, Nevada Records.

(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.

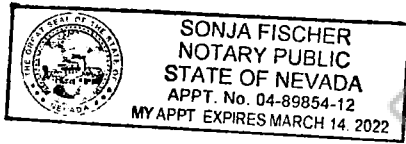


CAROLE TALAN, Trustee

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) 1320-33-810-048
- 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 - P*

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