DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00

MILLWARD LAW, LTD

2021-971463 07/26/2021 03:31 PM

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APN: 1220-21-111-083

When Recorded, Please Return To: Millward Law, Ltd. 1591 Mono Ave. Minden. NV 89423

Mail Future Tax Statements To: Steven Ramsey and Christine Ramsey 1231 W. Cottage Loop Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.



KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Steven Ramsey and Christine Ramsey, husband and wife as joint tenants with right of survivorship, do hereby remise, release, and forever quitclaim and transfer all of their interest to Steven and Ramsey and Christine Ramsey, Trustees of the Ramsey Trust, dated June 16, 2021, and any amendments thereto, in the real property commonly known as 1231 W. Cottage Loop, Gardnerville, Nevada 89460, APN 1220-21-111-083, situated in Douglas County, State of Nevada, more precisely described as:

Lot 17 as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-003-3, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, Recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Document No. 2017-900311, Official Records.

(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed, recorded on July 30, 2020, as Document Number 2020-949989)

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Date: June 16, 2021

Steven Ramsey

Christine Ramsey

STATE OF NEVADA

COUNTY OF DOUGLAS

This Quitclaim Deed was acknowledged before me, Ashley Voss, a Notary Public, on June 16, 2021, by Steven Ramsey and Christine Ramsey, who are personally known to me or whose identities were proved to me upon satisfactory evidence.

AMULI MO Notary Public



State of Nevada FOR RECORDER'S OPTIONAL USE ONLY **Declaration of Value** Document/Instrument # _____ 1. Assessor Parcel Number(s) Book: _____ Page: ___ 1220-21-111-083 Date of Recording: b) _____ TRust OK- OL Notes: 2 Type of Property: b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm'l/Ind'l g) 🔲 Agricultural h) Mobile Home i) Other 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: 7 b. Explain Reason for Exemption: Transfer to Trust without consideration 5. Partial Interest: Percentage being transferred: 100.00% 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 therein. 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: Grantor SELLER (GRANTOR) INFORMATION - REQUIRED **BUYER (GRANTEE) INFORMATION - REQUIRED** Name: Steven Ramsey and Christine Name: Steven Ramsey and Christine Ramsey, as Trustees of the Ramsey Trust, dated June 16, Address: 1231 W. Cottage Loop 2021 Address: 1231 W. Cottage Loop City, State, ZIP: Gardnerville, NV 89460 City, State, ZIP: Gardnerville, NV 89460 COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER) Print Name: Millward Law, Ltd. Escrow # _____ 1591 Mono Ave. Address:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

City, State, ZIP: Minden, NV 89423