

DOUGLAS COUNTY, NV

**2021-973144**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

**08/26/2021 01:51 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E07

A.P.N.: 1220-16-210-099  
File No: 116-2630158 (IK)

When Recorded Return To: Mail Tax  
Statements To:  
Michelle Denise Ventura  
1271 Manhattan Way  
Gardnerville, NV 89460

R.P.T.T.: **Exempt 7**

### **QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**The Michelle Ventura Revocable Family Trust, 2020, Michelle Ventura,  
Trustee**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**Michelle Denise Ventura, an unmarried woman**

all the right, title, and interest of the undersigned in and to the real property  
situate in the County of **Douglas**, State of **Nevada**, described as follows :

LOT 2, IN BLOCK E, OF THE AMENDED MAP OF RANCHOS ESTATES,  
ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 30, 1972 IN BOOK  
1072, PAGE 642, AS DOCUMENT NO. 62493.

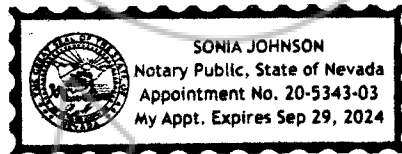
The Michelle Ventura Revocable Family Trust -2020

Michelle Ventura 8/17/2021  
Michelle Ventura, Trustee Date

STATE OF NEVADA )  
                  SJ                                   :SS.  
COUNTY OF ~~CLARK~~ Douglas )

This instrument was acknowledged before me  
on 08/17/2021 by Michelle  
Ventura, Trustee of The Michelle Ventura  
Revocable Family Trust – 2020

[Signature]  
Notary Public  
(My commission expires: Sept 29, 2024 )



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-16-210-099  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land      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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok - JS</u>	

3. a) Total Value/Sales Price of Property: \$0.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$0.00  
 d) Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 7  
 b. Explain reason for exemption: Transfer from Trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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: *Michelle Ventura* Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

The Michelle Ventura Revocable  
 Family Trust, 2020, Michelle  
 Print Name: Ventura, Trustee  
 Address: 1271 Manhattan Way  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Michelle Denise Ventura  
 Address: 1271 Manhattan Way  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
 Print Name: Company  
 Address 701 N Green Valley Pkwy, Ste 120  
 City: Henderson

File Number: 116-2630158 IK/ IK  
 State: NV Zip: 89074