

DOUGLAS COUNTY, NV

2021-973350

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/31/2021 11:43 AM

GODEEDS

KAREN ELLISON, RECORDER

E07

AFTER RECORDING RETURN TO:
GODEEDS, INC.

Attn: Legal Zoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 550074493-69300064

MAIL TAX STATEMENTS TO:

Bret Thomas Parker and Suzanne Chantale Carreau
1965 Mule Lane
Gardnerville, NV 89410

Tax ID No.: 1220-24-601-047

QUIT CLAIM DEED

THIS DEED made and entered into on this 24th day of Aug, 2021, by and between Bret T. Parker, a married man, as his sole and separate property, a mailing address of 1965 Mule Lane, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and Bret Thomas Parker and Suzanne Chantale Carreau, as trustees of The Bret Thomas Parker and Suzanne Chantale Carreau Living Trust, dated 8-24-2021, a mailing address of 1965 Mule Lane, Gardnerville, NV 89410, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DOUGLAS County, NEVADA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1965 Mule Lane, Gardnerville, NV 89410

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Bret T. Parker

Bret T. Parker

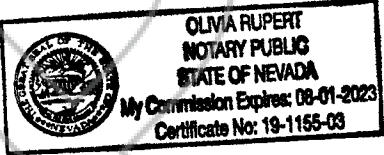
STATE OF Nevada
COUNTY OF Douglas

On August 24th, 2021, before me, the undersigned, a notary public in and for said State personally appeared Bret T. Parker personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Olivia Rupert
NOTARY PUBLIC SIGNATURE

Olivia Rupert
Printed Name of Notary Public



My commission expires: August 01, 2023

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING LAND IN THE FOLLOWING REAL PROPERTY:

The land described herein is situated in the State of Nevada, County of Douglas, described as follows: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS SITUATED IN SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., AND BEING A PORTION OF LOT 6, AS SHOWN ON THE AMENDED PLAT OF RUHENSTROTH SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 11, 1976, AS DOCUMENT NO. 88873, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL B, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR PHIL SULLIVAN FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 16, 1980, IN BOOK 680, PAGE 1330, AS DOCUMENT NO. 45330.

APN: 1220-24-601-047

PROPERTY COMMONLY KNOWN AS: 1965 Mule Lane, Gardnerville, NV 89410

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-24-601-047
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust Ok BC	

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. 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 INTO A TRUST FOR NO 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 Bret T. Parker Capacity: Grantor

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bret T. Parker
 Address: 1965 Mule Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Bret Thomas Parker and Suzanne Chantale Carreau Living Trust
 Address: 1965 Mule Lane
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: GOdeeds, Inc.
 Address: 8940 Main Street
 City: Clarence

Escrow # _____
 State: NY Zip: 14031

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED