

DOUGLAS COUNTY, NV

2022-980140

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/21/2022 01:50 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 1220-21-610-235

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

Charles A. Pratt

720 Bluerock Road

Gardnerville, NV 89460

After Recording Mail To:

Charles A. Pratt, et al

720 Bluerock Road

Gardnerville, NV 89460

Send Subsequent Tax Bills To:

Charles A. Pratt, et al

720 Bluerock Road

Gardnerville, NV 89460

71609150-7895486 **QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT, Charles A. Pratt, as Trustee of The Charles A. Pratt and Marsha J. Pratt Revocable Family Trust dated October 11, 2003, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Charles A. Pratt and Marsha J. Pratt, a married couple, whose address is 720 Bluerock Road, Gardnerville, NV 89460,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 720 Bluerock Road, Gardnerville, NV 89460

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

PRO

71609150QDXXV010103



(Attached to and becoming a part of Quitclaim Deed dated _____
between Charles A. Pratt, as Trustee of The Charles A. Pratt and Marsha J. Pratt Revocable Family
Trust dated October 11, 2003, as Seller(s) and Charles A. Pratt and Marsha J. Pratt, a married couple,
as Purchaser(s).)

WITNESS my/our hands, this 19 day of November, 2021.

[Signature]
Charles A. Pratt, Trustee

STATE OF NEVADA)
COUNTY OF DOUGLAS) SS

This instrument was acknowledged before me, this 19th day of November,
2021, by Charles A. Pratt, Trustee.

[Signature]
Notary Public

NOTARY PUBLIC
Title and Rank
My Commission Expires: 11/09/2022

NOTARY STAMP/SEAL

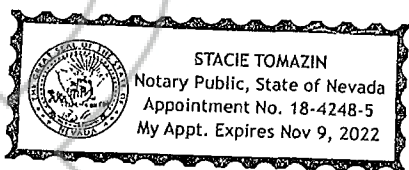
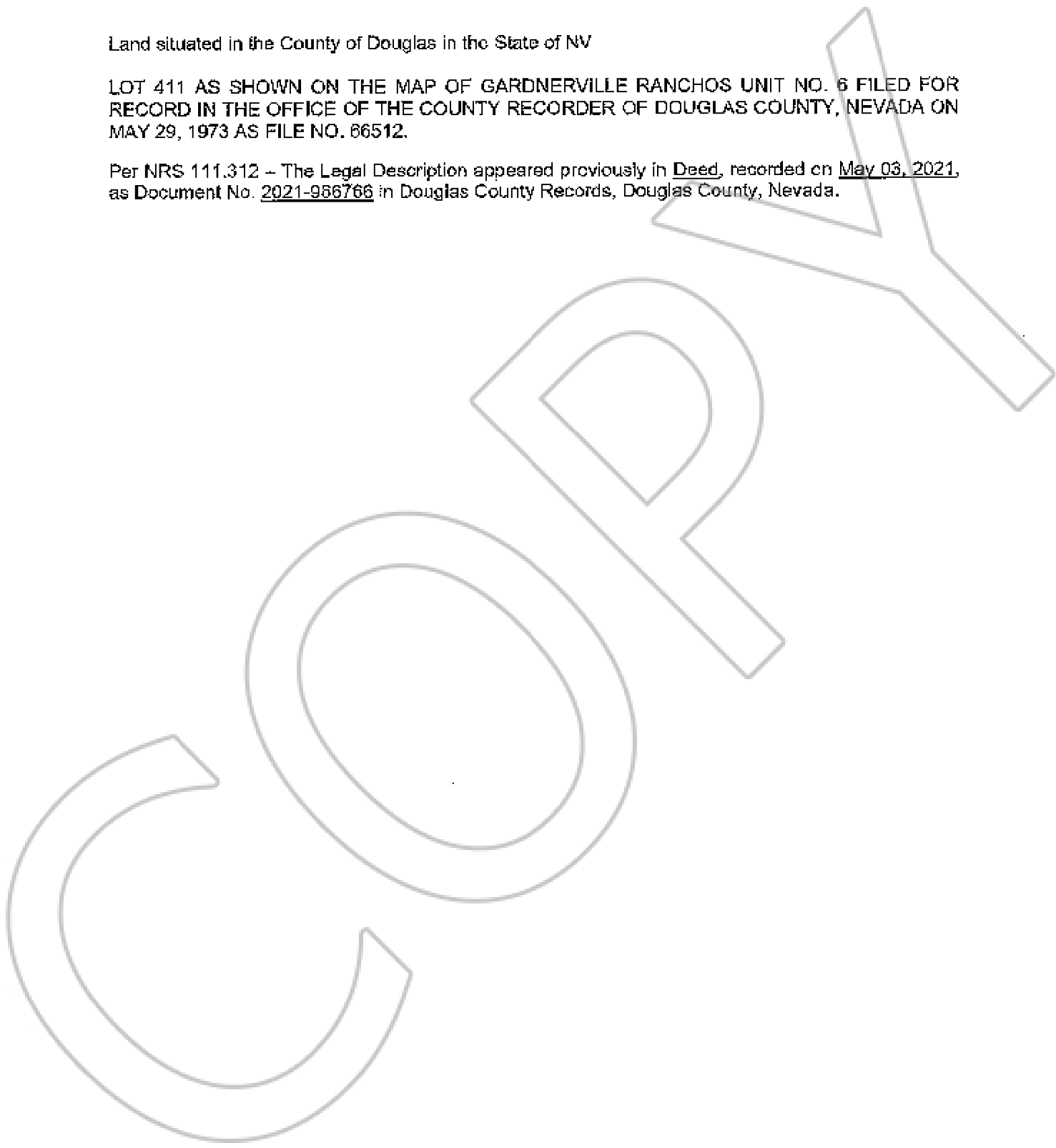


EXHIBIT A – LEGAL DESCRIPTION

Land situated in the County of Douglas in the State of NV

LOT 411 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 29, 1973 AS FILE NO. 86512.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on May 03, 2021, as Document No. 2021-956766 in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-610-235
 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 \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (N/a))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfers without consideration from a trust.

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 Charles A. Pratt Capacity: Grantor

Signature Marsha J. Pratt Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: The Charles A. Pratt and Marsha J. Pratt Revocable Family Trust
 Address: 720 Bluerock Road
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Charles A. Pratt and Marsha J. Pratt
 Address: 720 Bluerock Road
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Amrock - Recording Department
 Address: 662 Woodward Avenue
 City: Detroit

Escrow # 71609150
 State: MI Zip: 48226