

DOUGLAS COUNTY, NV

2022-980142

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

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

720 Bluerock Road

Gardnerville, NV 89460

**Send Subsequent Tax Bills To:**

Charles A. Pratt

720 Bluerock Road

Gardnerville, NV 89460

71609150-7893488

**QUITCLAIM DEED**

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

SIGNED IN COUNTER-PART

PRO

71609150QDXX1010104



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

WITNESS my/our hands, this 19 day of November, 20 21.

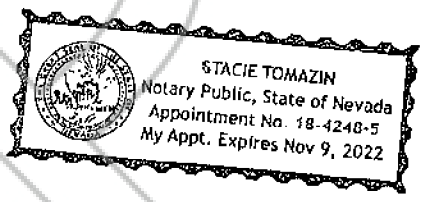
Marsha J. Pratt  
Marsha J. Pratt

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) SS

This instrument was acknowledged before me, this 19th day of November, 20 21, by Marsha J. Pratt.

NOTARY STAMP/SEAL

[Signature]  
Notary Public  
NOTARY PUBLIC  
Title and Rank  
My Commission Expires: 11/09/2022



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

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

Charles A. Pratt  
Charles A. Pratt

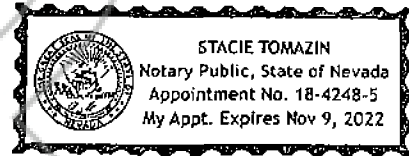
STATE OF NEVADA )  
COUNTY OF DOUGLAS ) SS

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

NOTARY STAMP/SEAL

[Signature]  
Notary Public

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



ADDITIONAL SIGNATURE/S ON THE FOLLOWING PAGE

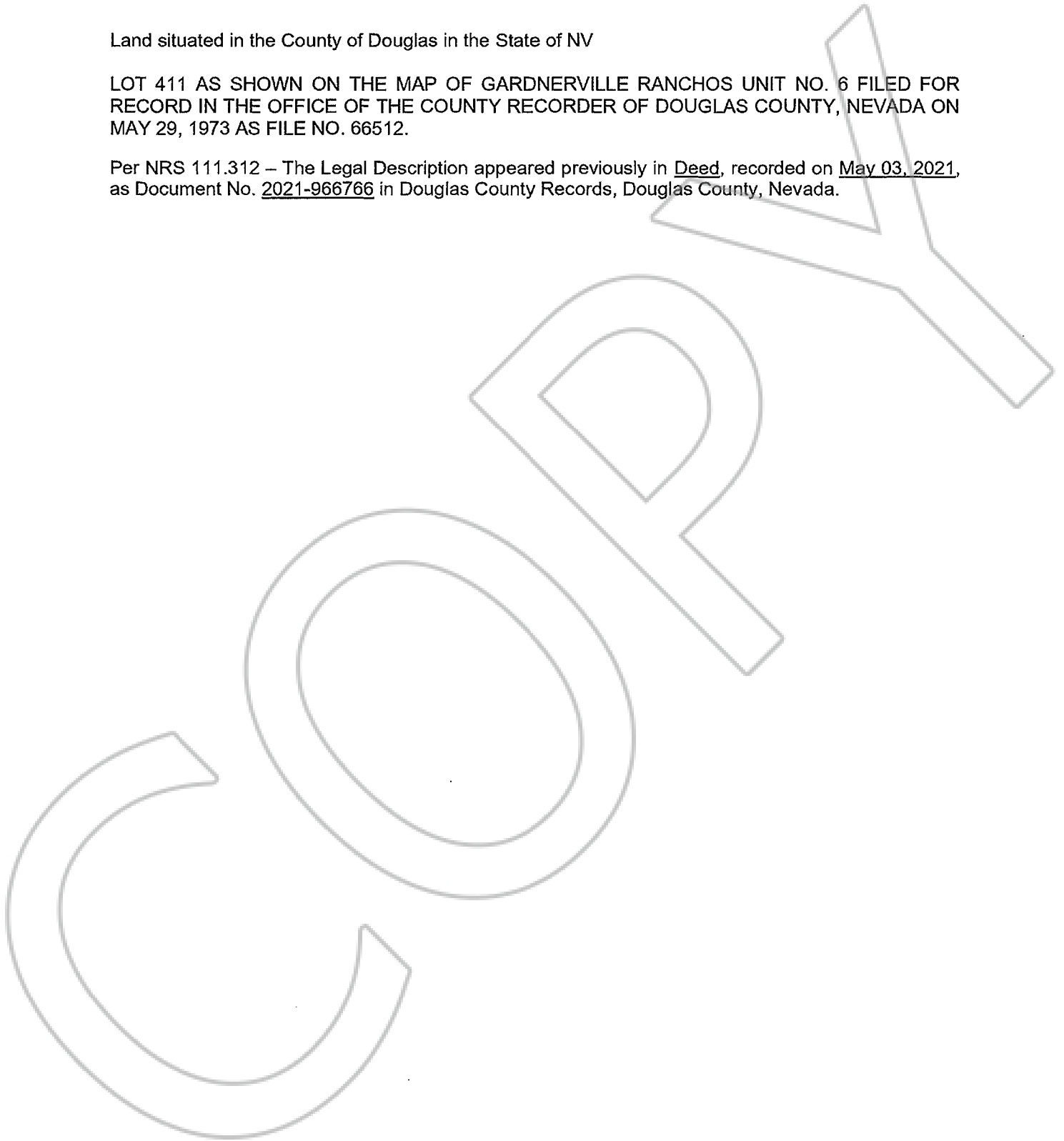


# EXHIBIT A – LEGAL DESCRIPTION

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. 66512.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on May 03, 2021, as Document No. 2021-966766 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 to 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: Charles A. Pratt and Marsha J. Pratt  
 Address: 720 Bluerock Road  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) 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

**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