

DOUGLAS COUNTY, NV

2022-984432

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/02/2022 12:34 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

**APN:** 1220-21-710-177

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

Exempt: (7)

**Recording Requested By:**

Karen Alltizer  
1328 Patricia Drive  
Gardnerville, NV 89460

**After Recording Mail To:**

Karen Alltizer  
1328 Patricia Drive  
Gardnerville, NV 89460

**Send Subsequent Tax Bills To:**

Karen Alltizer  
1328 Patricia Drive  
Gardnerville, NV 89460

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Karen Alltizer, an unmarried woman, as sole and separate, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Karen Alltizer and Steven Alltizer, as Trustees of The Karen Alltizer Revocable Trust u.t.d. December 29, 2016, whose address is 1328 Patricia Drive, 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: 1328 Patricia Drive, 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

69318771QDXXI010103



(Attached to and becoming a part of Quitclaim Deed dated February 3, 2021 between Karen Alltizer, an unmarried woman, as sole and separate, as Seller(s) and Karen Alltizer and Steven Alltizer, as Trustees of The Karen Alltizer Revocable Trust u.t.d. December 29, 2016, as Purchaser(s).)

WITNESS my/our hands, this 3 day of February, 20 21.

Karen Alltizer  
Karen Alltizer

STATE OF Nevada )  
COUNTY OF Douglas )  
SS

This instrument was acknowledged before me, this 3 day of February, 20 21, by Karen Alltizer.

[Signature]  
Notary Public

Notary  
Title and Rank  
My Commission Expires: 4-3-2024

NOTARY STAMP/SEAL

LJS  
LISA J. STIER  
Notary Public, State of Nevada  
Appointment No. 20-5557-05  
My Appt. Expires Apr 3, 2024

LISA J. STIER  
Notary Public, State of Nevada  
Appointment No. 20-5557-05  
My Appt. Expires Apr 3, 2024



# EXHIBIT A – LEGAL DESCRIPTION

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

LOT 435, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on \_\_\_\_\_; as Book \_\_\_\_\_, Page \_\_\_\_\_; Document No. \_\_\_\_\_ in Douglas County Records, Douglas County, Nevada.

COOPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-21-710-177  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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 (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 Amy Escobar Capacity: Agent

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Karen Alltizer  
 Address: 1328 Patricia Drive  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: The Karen Alltizer Revocable Trust  
 Address: 1328 Patricia Drive  
 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 # 69318771  
 State: MI Zip: 48226