

APN: 1418-15-511-011

AFTER RECORDING RETURN TO:

Mark w. Knobel, Esq.
McDonald Carano, LLP
P. O. Box 2670
Reno, NV 89505

**GRANTEE'S ADDRESS IS &
MAIL TAX STATEMENTS TO:**

Ed Pramuk and Phyllis Hsia, Trustees
18 Kelly Circle
Glenbrook, Nevada 89413

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

QUITCLAIM DEED

THIS DEED is entered into this 29 day of April, 2022, between, ED PRAMUK AND PHYLLIS HSIA, husband and wife, as joint tenants, as Grantors, and ED VINCENT PRAMUK and PHYLLIS HSIA, Trustees of the HSIA PRAMUK REVOCABLE TRUST, dated April 29, 2022, as Grantees.

Under that certain Grant, Bargain and Sale Deed dated 03/24/2014, document # 840053 ("Grant, Bargain and Sale Deed), Ed Parmuk and Phyllis Hsia, husband and wife as joint tenants and Gianfranco Bigazzi, married man, as grantees, acquired title to the real property located at 18 Kelly Circle, Glenbrook, Nevada 89413, and more particularly described in the attached Exhibit "A" ("Real Property"). However, one of the joint tenants' name in the Grant, Bargain and Sale Deed was incorrectly spelled as Ed Parmuk, which should correctly be spelled as Ed Pramuk. The names Ed Parmuk and Ed Pramuk refer to one and the same person.


On 05/27/2015, Gianfranco Bigazzi subsequently transferred all his, right, title and interest in the Real Property to Ed Pramuk and Phyllis Hsia, as husband and wife as joint tenants, pursuant to the Quitclaim Deed recorded as document # 2015-862733.

Grantors, without consideration, quitclaim and convey to the Grantees, in trust, and to their successors in trust, all right, title and interest in and to all Real Property situate in the County of Douglas, State of Nevada, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; together with all water and water rights, ditches and ditch rights, appurtenant thereto or used in connection therewith.

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantees, and to its successors in trust.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.



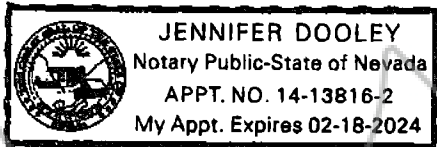
ED PRAMUK

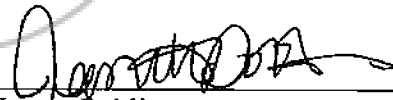


PHYLLIS HSIA

STATE OF NEVADA)
)ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on April 29th, 2022, by ED PRAMUK and PHYLLIS HSIA.





Notary Public

EXHIBIT "A"

APN: 1418-15-511-011

18 Kelly Circle
Glenbrook, Nevada 89413

All that certain property situated in the County of Douglas, State of Nevada, described as follows:

Lot 18, as shown on the map of UPPAWAY, filed in the County Recorder of Douglas County, Nevada on May 21, 1975, in Book Page 576, Page 917, as Document No. 00394 and as amended April 22, 1993, in Book 493 of Official Records at page 4159, as Document No. 305301.

Note: This legal description is taken from that certain document recorded as document number 2015-862733, with the official records of the Douglas County Recorder, Nevada.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1418-15-1511-011
- 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 |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Trust Verified BC</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Property is hereby transferred into The Hsia Pramuk Revocable 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 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 [Signature] Capacity for Grantor/Grantee _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
<small>(REQUIRED) Ed Pramuk</small>		<small>(REQUIRED) Ed Vincent Pramuk and Phyllis Hsia, Trustees</small>	
Print Name	<u>Phyllis Hsia</u>	PrintName	<u>The Hsia Pramuk Revocable Trust</u>
Address:	<u>18 Kelly Circle</u>	Address:	<u>18 Kelly Circle</u>
City:	<u>Glenbrook</u>	City:	<u>Glenbrook</u>
State:	<u>NV</u> Zip: <u>89413</u>	State:	<u>NV</u> Zip: <u>89413</u>

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: McDonald Carano LLP Escrow # _____

Address: P.O. Box 2670

City: Reno State: Nevada Zip: 89505