

DOUGLAS COUNTY, NV

2022-985418

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/23/2022 03:04 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 1318-03-212-061

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

Exempt: (7)

Recording Requested By:

Lynn Kluge Thomas
139 Ponderosa Drive
Zephyr Cove, NV 89448

After Recording Mail To:

Lynn Kluge Thomas
139 Ponderosa Drive / *Box 365*
Zephyr Cove, NV 89448

Send Subsequent Tax Bills To:

Lynn Kluge Thomas
139 Ponderosa Drive
Zephyr Cove, NV 89448

08845824 - 0399311

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Lynn Kluge Thomas, an unmarried woman, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Lynn Kluge Thomas, Trustee of the Lynn Kluge Thomas Trust, dated January 28, 1994, whose address is 139 Ponderosa Drive, Zephyr Cove, NV 89448,

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: 139 Ponderosa Drive, Zephyr Cove, NV 89448

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.

(Attached to and becoming a part of Quitclaim Deed dated October 29, 2020 between Lynn Kluge Thomas, an unmarried woman, as Seller(s) and Lynn Kluge Thomas, Trustee of the Lynn Kluge Thomas Trust, dated January 28, 1994, as Purchaser(s).)

WITNESS my/our hands, this 29 day of October, 20 20.

Lynn Kluge Thomas
Lynn Kluge Thomas

STATE OF Nevada)
COUNTY OF Douglas) ss

This instrument was acknowledged before me, this 29 day of October, 20 20, by Lynn Kluge Thomas.

NOTARY STAMP/SEAL

Lisa J. Stier
Notary Public
Notary
Title and Rank
My Commission Expires: 4-3-2024

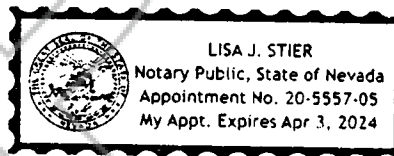


EXHIBIT A – LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

LOT 174 OF SKYLINE SUBDIVISION NO. 3, AS SHOWN ON THE OFFICIAL PLAT FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON FEBRUARY 24, 1960, IN BOOK 1, PAGE 450 AS DOCUMENT NO. 15653.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on _____; Book _____, Page _____, Doc. No. _____ in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-03-212-061
 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 - js

- 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 Lynn Kluge Thomas Capacity: Grantor
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lynn Kluge Thomas
 Address: 139 Ponderosa Drive
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Lynn Kluge Thomas Trust
 Address: 139 Ponderosa Drive
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Amrock - Recording Department Escrow # 68845864
 Address: 662 Woodward Avenue
 City: Detroit State: MI Zip: 48226