

DOUGLAS COUNTY, NV

2022-990543

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

10/04/2022 02:16 PM

ALAMO TITLE COLLEYVILLE - 6200 COLLEYVILLE

KAREN ELLISON, RECORDER

E03

After Recording Return to:

Leonardo Ragonese
614 Canyon Drive
Zephyr Cove, NV 89448

Mail Tax Statements To:

Leonardo Ragonese, Trustee
614 Canyon Drive
Zephyr Cove, NV 89448

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.0.0)

File #6000032102567B

PROPERTY TAX ID# 1318-10-415-041

[this space for recording information]

QUITCLAIM DEED

[this deed is exempt from taxation pursuant to NRS §375.090()]

“This conveyance is a gift and the Grantor received nothing in return”

THIS INDENTURE, MADE this 26 day of September, 2022 between LEONARDO RAGONESE, Trustee of the Ragonese Living Trust dated September 3, 2008, with a mailing address of 614 Canyon Drive, Zephyr Cove, County of Douglas, NV, **Grantor**, and LEONARDO RAGONESE, Trustee of the Ragonese Living Trust, dated September 3, 2008, and any amendments thereto, with a mailing address of 614 Canyon Drive, Zephyr Cove, County of Douglas, NV, **Grantee**.

WITNESSETH, that said Grantor, without consideration (no revenue received) as a gift to the Grantee, the Grantor therefore does hereby remises, releases and quitclaims unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF ZEPHYR HEIGHTS, COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 35 IN BLOCK B, FLAT OF ZEPHYR HEIGHTS SUBDIVISION ADDITION NO. 4, BEING A PORTION OF THE SW 1/4 OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 7, 1955, AS DOCUMENT NO. 10441.

SUBJECT TO ALL MATTERS OF RECORD.

THIS BEING THE SAME PROPERTY CONVEYED TO LEONARDO RAGONESE, TRUSTEE OF THE RAGONESE LIVING TRUST DATED SEPTEMBER 3, 2008 BY DEED FROM LEONARDO RAGONESE, JR., A SINGLE MAN, RECORDED SEPTEMBER 16, 2008 AS DOCUMENT NO. 0730076, BOOK 0908, PAGE 3217, IN THE DOUGLAS COUNTY RECORDERS OFFICE.

PROPERTY ADDRESS: 614 Canyon Drive, Zephyr Cove, NV 89448

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

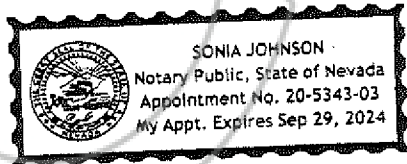
WITNESS the following signature and seal:

[Handwritten Signature] - trustee
LEONARDO RAGONESE, Trustee of the
Ragonese Living Trust dated September 3, 2008

STATE OF NEVADA }

County of Douglas to wit: }

This instrument was acknowledged before me on this 26th day of September, 2022, by LEONARDO RAGONESE, Trustee of the Ragonese Living Trust dated September 3, 2008.



[Handwritten Signature]
Notary Public
My Commission Expires: Sept 29, 2024

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1318-10-415-041
 - 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
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$0.00
- Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
- Transfer Tax Value: \$0.00
- Real Property Transfer Tax Due: \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 3
 - b. Explain Reason for Exemption: Adding any amendments thereto the name of the Trust

5. Partial Interest: Percentage being transferred: 0.00 %

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 Leonardo Ragonese Capacity Owner

Signature _____ Capacity _____

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

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

Print Name: LEONARDO RAGONESE
Address: 614 CANYON DR
City: ZEPHYR COVE
State: NV Zip: 89448

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: LEONARDO RAGONESE Escrow # 6000032102567B
Address: 614 CANYON DR
City: ZEPHYR COVE State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)