

Prepared By

Name: Red Hat Investments, LLC
Address: 1512 Hwy. 395, Suite 7G
Gardnerville
State: Nevada Zip Code: 89410



KAREN ELLISON, RECORDER

After Recording Return To

Name: Red Hat Investments, LLC
Address: 1512 Hwy. 395, Suite 7G
Gardnerville
State: Nevada Zip Code: 89410

1220-03-212-019

Space Above This Line for Recorder's Use

NEVADA QUIT CLAIM DEED

STATE OF NEVADA

COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Four Hundred Fifty Thousand Dollars (\$ 450,000.00) in hand paid to ^{Alice Sue Patterson,} as Trustee of the Alice Sue Patterson Revocable Trust, Dated: February 17, 2007, residing at 1421 Pin Oak Drive, County of Douglas, City of Gardnerville, State of Nevada (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Red Hat Investments, LLC, a Limited Liability Company residing at 1512 Hwy. 395, Suite 7G, County of Douglas, City of Gardnerville, State of Nevada (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Douglas, Nevada to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Alice Sue Patterson as Trustee
Grantor's Signature

Alice Sue Patterson, as Trustee

Grantor's Name

1421 Pin Oak Drive

Address

Gardnerville, Nevada, 89410

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip


STATE OF NEVADA)

COUNTY OF DOUGLAS)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALICE SUE PATTERSON whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 27th day of Oct, 2022.

Lisa A. Burrier
Notary Public

 LISA A. BURRIER
Notary Public
State of Nevada
Appt. No. 22-2881-05
My Appt. Expires February 4, 2026

My Commission Expires: FEB 04, 2026

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

Lot 19, Block G, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for Arbor Gardens, Phase 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada on November 19, 2004, Book 1104, Page 9523, as Document No. 629883, and by Certificate of Amendment recorded August 30, 2005, Book 0805, Page 14668, as Document No. 653714.

Assessor's Parcel Number: 1220-03-212-019

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-03-212-019
 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: \$ 450,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 450,000.00
 Real Property Transfer Tax Due: \$ 1,755.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 *Alice Sue Paterson* Capacity Trustee - seller

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ALICE SUE PATERSON, TRUSTEE
 Address: 1421 PIN OAK DRIVE
 City: GARDNERVILLE
 State: NEVADA Zip: 89410

Print Name: RED HAT INVESTMENTS, LLC
 Address: 1512 HWY. 395, SUITE 79
 City: GARDNERVILLE
 State: NEVADA Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

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

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

STATE OF NEVADA
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Signature _____ Capacity Buyer

Signature _____ Capacity _____

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(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ALICE SUE PATTERSON, TRUSTEE
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Print Name: RED HAT INVESTMENTS, LLC
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