

APN: 1220-22-110-120



00164930202309938980040049

Recorded at the Request of/Return To:
HERITAGE LAW
1625 Highway 88, Suite 304
Minden, Nevada 89423

SHAWNYNE GARREN, RECORDER

E07

Mail Future Tax Statements To:
JOHN SCOTT PEKAR &
EVELYNE MARIE PEKAR, Trustees
1417 James Road
Gardnerville, NV 89460-8152

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED


FOR NO CONSIDERATION, JOHN S. PEKAR and EVELYNE M. PEKAR, husband and wife as joint tenants with right of survivorship, do hereby remise, release, and forever quitclaim and transfer all interest in 1417 James Road, Gardnerville, Douglas County, Nevada, APN: 1220-22-110-120, to JOHN SCOTT PEKAR and EVELYNE MARIE PEKAR, Trustees of the *2023 Pekar Family Trust, dated February 1, 2023*, and any amendments thereto, the real property situated in the County of Douglas, State of Nevada, more precisely described as:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART
HEREOF**

Pursuant to NRS 111.312, the above legal description previously appeared in that certain Quitclaim Deed recorded on December 13, 2022, as Document Number 2022-992387.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

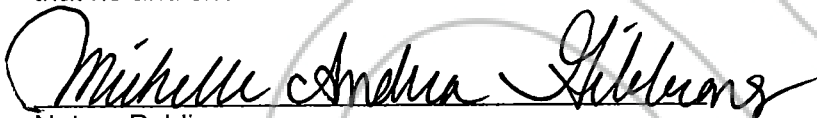
Dated: February 1, 2023.

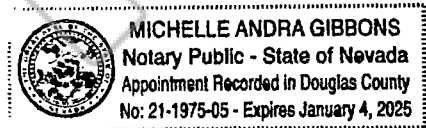

JOHN S. PEKAR, Grantor


EVELYNE M. PEKAR, Grantor

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On February 1, 2023, before me, a Notary Public, personally appeared JOHN S. PEKAR and EVELYNE M. PEKAR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that he and she executed it.


Notary Public



APN: 1220-22-110-120

**EXHIBIT "A"
LEGAL DESCRIPTION**

**LOT 78, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 5,
FILED FOR RECORD ON NOVEMBER 4, 1970, IN THE OFFICE OF THE COUNTY
RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 50056.**



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1220-22-110-120
 - 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: <u>2/15/23</u>	
NOTES: _____	
<i>Grantor</i> <i>AR</i>	

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- 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: A transfer of title to or from a 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 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 John Scott Pekar Capacity Grantor

Signature Evelyn Marie Pekar Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JOHN SCOTT PEKAR & EVELYNE MARIE PEKAR

Address: 1417 James Rd.
City: Gardnerville
State: Nevada Zip: 89460

Print Name: JOHN SCOTT PEKAR & EVELYNE MARIE PEKAR, TTEEs of the 2023 Pekar Family Trust U/D/T 02/01/2023

Address: 1417 James Rd.
City: Gardnerville
State: Nevada Zip: 89460

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

Print Name: HERITAGE LAW Escrow # _____
Address: 1625 Highway 88, Ste. 304
City: Minden State: Nevada Zip: 89423