

DOUGLAS COUNTY, NV

2023-996195

RPTT:\$0.00 Rec:\$40.00

05/04/2023 12:52 PM

\$40.00 Pgs=3

BENEFICIAL LEGAL, PLC

SHAWNYNE GARREN, RECORDER

E07

Recording Requested and Prepared By:
GARY FREDERICK HALL and CHERYLE
RAGASA HALL
When Recorded Mail To and Mail Tax
Statements To:
Name: GARY FREDERICK HALL and
CHERYLE RAGASA HALL
Mailing Address: 5879 MACADAM COURT
SAN JOSE, CA 95123

APN: 1319-30-517-002

Space Above This Line Reserved
for **Recorders** Use

R.P.T.T. EXEMPT 07

QUITCLAIM DEED TO REVOCABLE TRUST

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS (\$0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CHERYLE RAGASA HALL, a married person**, of 5879 MACADAM COURT, SAN JOSE, CA 95123, who acquired title as **CHERYLE D. HALL, as tenants in common on the prior deed**, hereinafter referred to as "Grantors", do hereby remise, release and forever quitclaim unto **GARY FREDERICK HALL and CHERYLE RAGASA HALL**, as Trustees of **THE HALL REVOCABLE LIVING TRUST**, dated April 19, 2023, of 5879 MACADAM COURT, SAN JOSE, CA 95123, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

See Exhibit A.

Commonly known as: 255 Tramway Dr #2, Stateline, NV 89449

The property herein conveyed is not a part of the homestead of Grantor.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS Grantor(s) hand(s) on **April 19, 2023.**

CHERYLE RAGASA HALL

Grantor
CHERYLE RAGASA HALL

State of Michigan)
) ss.
County of Macomb)

Acknowledged by **CHERYLE RAGASA HALL** before me on,
April 19, 2023.

Signature: *Sarah Anne Dollison*

Notary, Public, State of Michigan, County of Macomb

SARAH ANNE DOLLISON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE COUNTY MICHIGAN
MY COMMISSION EXPIRES **SEPTEMBER 30, 2024**
ACTING IN THE COUNTY OF MACOMB

Notarized remotely via Notarize, Inc.

EXHIBIT A

Unit 2, as set forth on the Condominium Map of Lot 8, Amended Map of Tahoe Village Unit No. 1, filed for record August 27, 1979 as Document no. 36006, Official Records of Douglas County, State of Nevada,

TOGETHER WITH an undivided 1/4th interest in and to those portions designated as Common Area as set forth on the Condominium Map of Lot 8, Amended Map of Tahoe Village No. 1, filed for record August 27, 1979, Document No. 36006, Official Records of Douglas County, State of Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-517-002
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" 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 |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #7
 b. Explain Reason for Exemption: TRANSFER TO REVOCABLE TRUST WITHOUT CONSIDERATION

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 [Signature] Capacity: ATTORNEY

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: CHERYLE RAGASA HALL
 Address: 5879 MACADAM COURT
 City: SAN JOSE
 State: CA Zip: 95123

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: GARY HALL & CHERYLE HALL, TRUSTEES
 Address: 5879 MACADAM COURT
 City: SAN JOSE
 State: CA Zip: 95123

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

Print Name: STEVE RAMADAN Escrow # _____
 Address: 22336 HARPER AVENUE
 City: SAINT CLAIR SHORES State: MI Zip: 48080