

APN: 1318-09-812-016
Recording requested by and mail documents and
tax statements to:

Name: Pharris Wheel, LLC
Address: 2386 Sunset Drive NE
City/State/Zip: Atlanta, GA 30345

DED104mk
Nevada Legal Forms & Services
www.nevadalegalforms.com



SHAWNYNE GARREN, RECORDER E09

RPTT: _____

QUITCLAIM DEED

THIS INDENTURE WITNESS That the GRANTOR(S):
Brett Kirouac and Christine Jennifer Kirouac (formerly known as Jennifer Christine Kirouac),
husband and wife as joint tenants

for and in consideration of TEN Dollars (\$ 10)

do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real
property, the receipt of which is hereby acknowledged, to the GRANTEE(S):
Pharris Wheel, LLC, a Georgia Limited Liability Company
Dated November 24th, 2023

all that real property situated in the City of Zephyr Cove,

County of Douglas, State of NV,

bounded and described as follows: *(Set forth legal description and commonly known address)*

Commonly Known Address:

614 PHARRIS LANE

Legal Description:

LOT SIXTEEN (16) IN BLOCK G of ZEPHYR COVE PROPERTIES #2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

BOOK 5, PAGE 12 SEE EXHIBIT A+B FOR DETAIL

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 5 day of December 2023.

Brett Kirouac
Signature of Grantor
Brett Kirouac
Print or Type Name Here

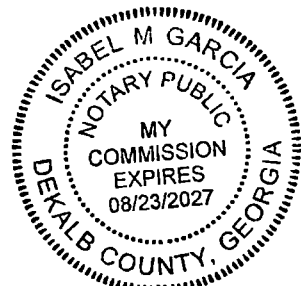
Christine Kirouac
Signature of Grantor
Christine Jennifer Kirouac
Print or Type Name Here

STATE OF Georgia)
COUNTY OF DeKalb)

On this 5th day of December, 2023, personally appeared before me, a Notary Public Brett Kirouac and Christine Jennifer Kirouac

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

[Signature]
Notary Public
My Commission Expires: 8/23/2027



Quitclaim Deed

Page 2 of 2

KIROUAC

2386 SUNSET DRIVE NE
ATLANTA, GA 30345

Exhibit "A"

+

Exhibit "B"

COPY

KIROUAC

**2386 SUNSET DRIVE NE
ATLANTA, GA 30345**

EXHIBIT A

Map Legend

- Parcel Boundary
- Subdivision Boundary
- Town Boundary
- Township/Range/Section
- Approximate River Center Line
- Easements - See Recorded Documents
- Open Space/Conservation Easements

001 Parcel Number

110 Parcel Sub/Seq Number

0.0 AC Parcel Acreage

BLK A Parcel Block Number

1 Parcel Lot Number

1101 Parcel Address

T 13 N R 18 E

SEC. 9

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

S 1/2 SE 1/4

1	5
2	6
3	7
4	8

1318-09-8

SCALE: 1" = 200'

REVSD: 1/26/2023

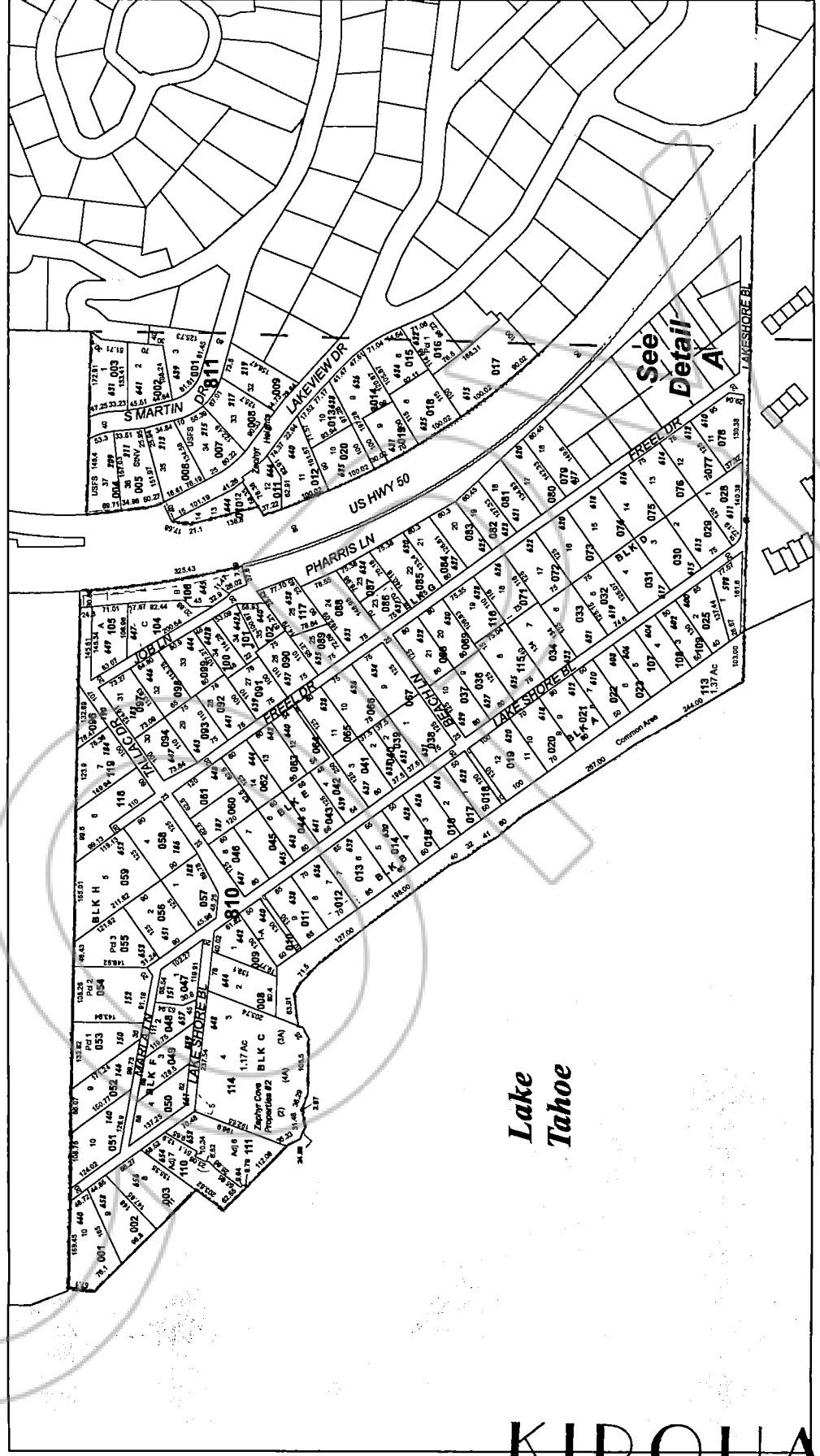


EXHIBIT B

Douglas County, Nevada
Assessor's Parcels
Douglas County Assessor

Map Legend

- Parcel Boundary
- Subd Boundary
- Easements - See Recorded Documents
- Town Boundary
- Township/Range/Section
- Open Space/Conserv. Eas.
- Receiving Area

Parcel Number

Parcel Subj/Seq Number

Parcel Acreage

Parcel Block Number

Parcel Lot Number

Parcel Address

T13 N R18 E

SEC. 9

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

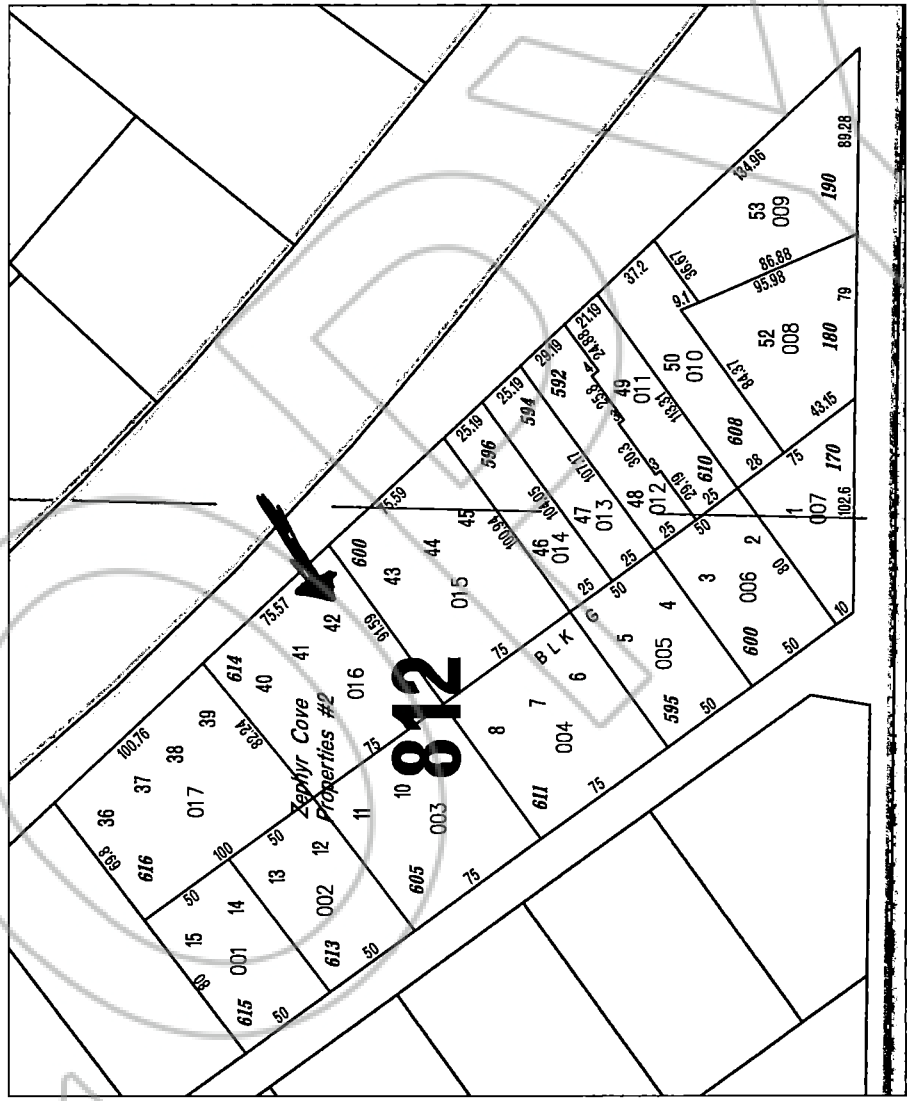
S 2 SE 4

1	5
2	6
3	7
4	8

1318-09-8

DETAIL A

SCALE: Not to Scale
REV/STD: 09/24/2010



KIROUAC
2386 SUNSET DRIVE NE
ATLANTA, GA 30345

NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-09-812-016
 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 RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: 1/17/24
 Notes: Amended articles of
organization

3. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 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 9
 b. Explain Reason for Exemption: TRANSFER TO OR FROM LLC

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 Brett Kirouac Capacity _____ Grantor

Signature Christine J Kirouac Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brett and Christine Jennifer Kirouac
 Address: 2386 Sunset Drive NE
 City: Atlanta
 State: GA Zip: 30345

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: PHARRIS WHEEL, LLC
 Address: 2386 Sunset Drive NE
 City: Atlanta
 State: GA Zip: 30345

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

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

KIROUAC

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

2386 SUNSET DRIVE NE

ATLANTA, GA 30345