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SHAWNYNE GARREN, RECORDER

E07

Natalia K. Vander Laan, Esq.

APN: 1320-29-610-067

Recording requested by: )  
Gilbert and Debbie Pegram )  
1111 Montecito Drive )  
Minden, NV 89423 )

When recorded mail to: )  
Gilbert and Debbie Pegram )  
1111 Montecito Drive )  
Minden, NV 89423 )

Mail tax statement to: )  
Gilbert and Debbie Pegram )  
1111 Montecito Drive )  
Minden, NV 89423 )

RPTT: \$0.00 Exempt (7)  
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT:

GILBERT RAY PEGRAM and DEBBIE ANN PEGRAM, who took title as Gilbert R. Pegram and Debbie A. Pegram, husband and wife as joint tenants with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

GILBERT RAY PEGRAM and DEBBIE ANN PEGRAM, Trustees, or their successors in Trust, under the GILBERT RAY PEGRAM AND DEBBIE ANN PEGRAM REVOCABLE LIVING TRUST, dated April 2, 2024, and any amendments thereto.

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

///

Legal Description:

LOT 70 IN BLOCK E, AS SET FORTH ON THE FINAL SUBDIVISION MAP FOR MONTERRA PHASE I RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON AUGUST 24, 2005 IN BOOK 0805, PAGE 11150 AS DOCUMENT NO. 653145 OF OFFICIAL RECORDS.

NOTE: The above legal description appeared previously in that certain GRANT, BARGAIN, SALE DEED recorded in the office of the County Recorder of Douglas County, Nevada, on July 5, 2017, as Document No. 2017-901012 of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

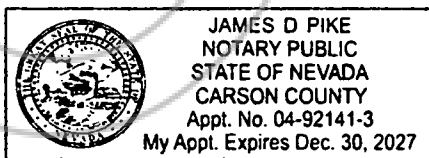
Executed on April 2, 2024, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 GILBERT RAY PEGRAM

  
 \_\_\_\_\_  
 DEBBIE ANN PEGRAM

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this April 2, 2024, by GILBERT RAY PEGRAM and DEBBIE ANN PEGRAM.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-29-610-067  
 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: _____	
Notes: <u>Verbal Trust</u>	

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 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: A transfer of title to or from a trust,  
 if the transfer is made 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 [Signature] Capacity Grantor/Grantee  
 Signature [Signature] Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gilbert and Debbie Pegram  
 Address: 1111 Montecito Drive  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gilbert and Debbie Pegram, Trustees  
 Address: 1111 Montecito Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_