

RPTT: \$ 0.00

APN: 1320-33-815-004



SHAWNYNE GARREN, RECORDER

E07

Recorded at the Request of/Return To:

HERITAGE LAW

1625 State Route 88, Suite 304

Minden, NV 89423

Mail Future Tax Statements To:

MARY ANNA RUFFO, Trustee

1371 Winwood Way

Gardnerville, NV 89423

The undersigned hereby affirm 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, receipt of which is hereby acknowledged, MARY ANNA RUFFO, a widow, PATRICK RUFFO, an unmarried man, and RONALD F. RUFFO, an unmarried man, as joint tenants with right of survivorship, do hereby remise, release, and forever quitclaim and transfer all interest in 1371 Winwood Way, Gardnerville, Douglas County, Nevada 89410, APN# 1320-33-815-004, to MARY ANNA RUFFO, Trustee of the *Mary Anna Ruffo Family Trust, dated September 5, 2024*, and any amendments thereto, the real property situated in Douglas County, State of Nevada, more precisely described as:

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

Pursuant to NRS 111.312, the above legal description was previously recorded in that certain *Grant, Bargain and Sale Deed* recorded as Document No. 2021-959588 of Official Records of Douglas County, State of Nevada, on January 8, 2021.

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.

Please mail tax statements to the above address.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). 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.

Dated: September 5, 2024.

Mary Anna Ruffo  
MARY ANNA RUFFO, Grantor

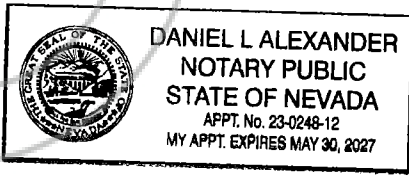
Patrick Ruffo  
PATRICK RUFFO, Grantor

Ronald F. Ruffo  
RONALD F. RUFFO, Grantor

STATE OF NEVADA     DA )  
                          CARSON CITY : ss.  
COUNTY OF DOUGLAS )  
                          DA 6<sup>TH</sup>

On September 5, 2024, before me, a Notary Public, personally appeared MARY ANNA RUFFO, PATRICK RUFFO, and RONALD F. RUFFO, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged that he/she/they executed it.

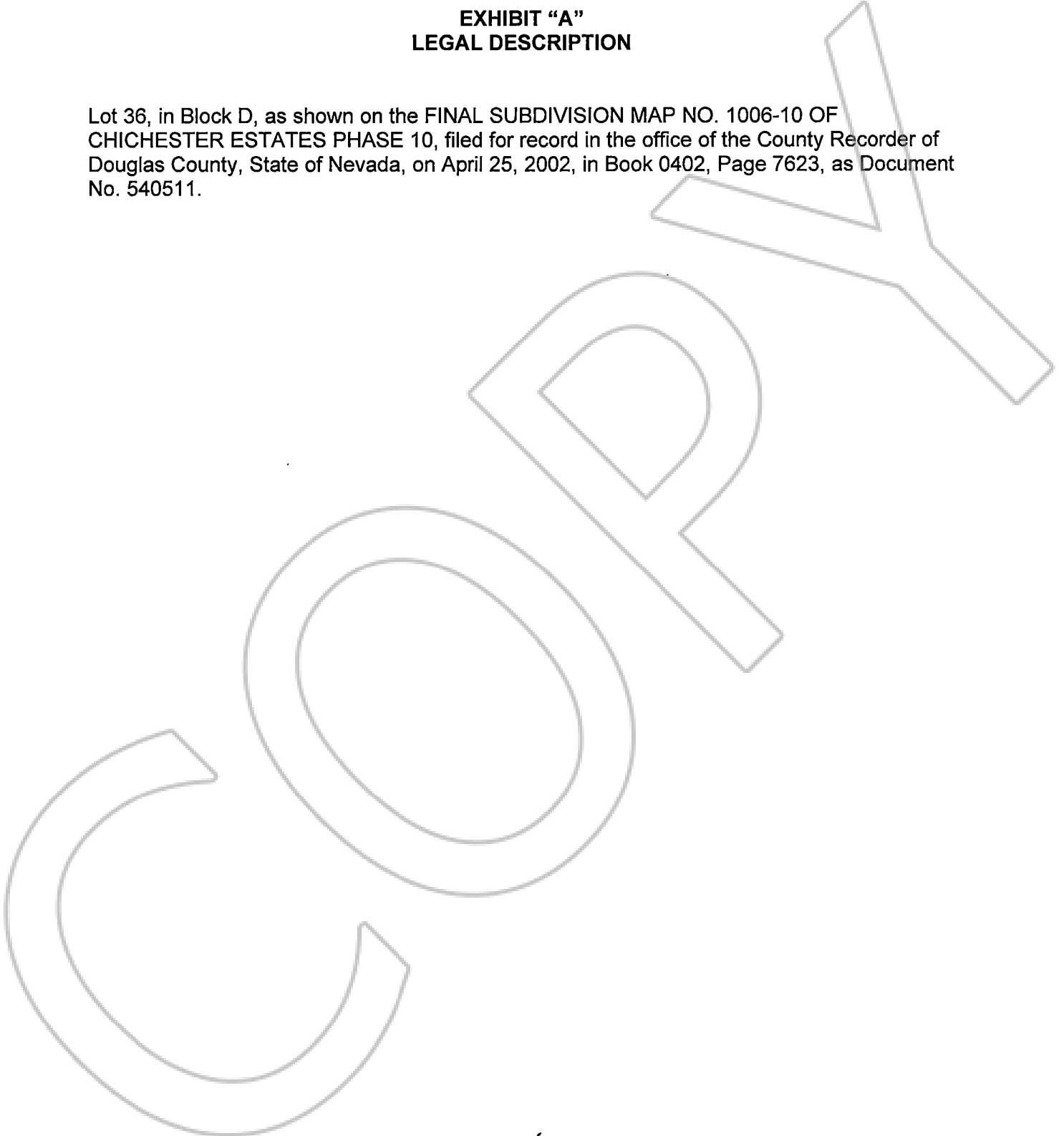
Daniel Alexander  
Notary Public



**APN: 1320-33-815-004**

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Lot 36, in Block D, as shown on the FINAL SUBDIVISION MAP NO. 1006-10 OF CHICHESTER ESTATES PHASE 10, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 25, 2002, in Book 0402, Page 7623, as Document No. 540511.



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-33-815-004  
 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: <u>Verified Trust - J</u>	

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: \_\_\_\_\_ %

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 Mary Anna Ruffo Capacity \_\_\_\_\_ Grantor

Signature Mary Anna Ruffo Capacity \_\_\_\_\_ Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: MARY ANNA RUFFO, et al.  
 Address: 1371 Winwood Way  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: MARY ANNA RUFFO, TRUSTEE  
 Address: 1371 Winwood Way  
 City: Gardnerville  
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: HERITAGE LAW Escrow # \_\_\_\_\_  
 Address: 1625 STATE ROUTE 88, STE. 304  
 City: MINDEN State: NV Zip: 89423

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