

1 **ASSESSOR'S PARCEL NO.** ~~21-214-07~~ 1470-34-710-038

2 **RECORDING REQUESTED BY:**

3 Mr. and Mrs. John Larson  
4 2659 Fuller Avenue  
Minden, NV 89423

5 **WHEN RECORDED MAIL TO:**

6 [SAME AS ABOVE]

7 **GRANTEES ADDRESS:**

[SAME AS ABOVE]

**SPACE ABOVE FOR RECORDER'S USE**

8 **TAX STATEMENTS TO:**

9 [SAME AS ABOVE]

10 **R.P.T.T. \$** 8 A

**QUITCLAIM DEED**

11 THIS QUITCLAIM DEED made and executed this 14th day  
12 December, 2001, by and between JOHN M. LARSON and PATRICIA GALES  
13 LARSON, husband and wife, hereinafter referred to collectively as  
14 "Grantor" and JOHN M. LARSON and PATRICIA GALES LARSON, Trustees of  
15 the 2001 LARSON FAMILY TRUST, hereinafter referred to collectively  
16 as "Grantee".

17 **W I T N E S S E T H :**

18 That the Grantor, for and in consideration of the sum  
19 of TEN DOLLARS (\$10.00) lawful money of the United States, and  
20 other valuable consideration, to them in hand paid by Grantee, the  
21 receipt whereof is hereby acknowledged, does by these presents  
22 remise, release and forever quitclaim unto the Grantee, whose  
23 successors and appointees are also named in that instrument known  
24 as the "Certified Extract of Trust Agreement" of said trust  
25 agreement, further identified as Exhibit "A" attached hereto, all  
26 of their right, title, claim and interest in and to that lot, piece  
27 or parcel of land, situate in Douglas County, State of Nevada at  
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1 2659 Fuller Avenue, Minden, and as more particularly described as  
2 follows:

3 Lot 38, of SIERRA VIEW SUBDIVISION,  
4 according to the map thereof, filed in  
5 the office of the County Recorder of  
6 Douglas County, State of Nevada, on  
7 April 18, 1960, in Book 02, Page 105, as  
8 Document No. 15897.

9 TOGETHER with all and singular the tenements,  
10 hereditament and appurtenances thereunto belonging or in anyway  
11 appertaining and the reversion and reversions, remainder and  
12 remainders, rents, issues, and profits thereof.

13 TO HAVE AND TO HOLD the singular, the said premises,  
14 together with the appurtenances unto the individual trustees of the  
15 trust identified as the 2001 LARSON FAMILY TRUST.

16 DATED: This 14<sup>th</sup> day of December, 2001.

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18 JOHN M. LARSON

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20 PATRICIA GALES LARSON

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STATE OF NEVADA )  
 ) SS  
COUNTY OF WASHOE )

On this 14th day of December 2001, before me, a Notary Public, personally appeared JOHN M. LARSON, who acknowledged to me that he executed the above instrument voluntarily and freely and for the purposes stated therein.

*Betty Davenport*  
NOTARY PUBLIC

BETTY DAVENPORT  
Notary Public, State of Nevada  
Appointment No. 99-5867-2  
My Appt. Expires Sept. 22, 2003

STATE OF NEVADA )  
 ) SS  
COUNTY OF WASHOE )

On this 14th day of December 2001, before me, a Notary Public, personally appeared PATRICIA GALES LARSON, who acknowledged to me that she executed the above instrument voluntarily and freely and for the purposes stated therein.

*Betty Davenport*  
NOTARY PUBLIC

BETTY DAVENPORT  
Notary Public, State of Nevada  
Appointment No. 99-5867-2  
My Appt. Expires Sept. 22, 2003

**CERTIFIED EXTRACT OF THE REVOCABLE LIVING TRUST AGREEMENT**

**2001 LARSON FAMILY TRUST**

STATE OF NEVADA     )  
                                  )     SS.  
COUNTY OF WASHOE    )

The undersigned, hereby swears under penalty of perjury that the assertions of this document are true.

1. That JOHN M. LARSON and PATRICIA GALES LARSON, husband and wife, as Grantors, executed a Revocable Living Trust Agreement dated December 14, 2001, and that said Trust Agreement is not of record in any court. Said Trust Agreement is entitled the "2001 LARSON FAMILY TRUST."

2. That the present beneficiaries under the terms of said Trust Agreement are the Grantor's beneficiaries.

3. That the Powers and Authority of the Trustees with respect to the Trust Property include, by way of illustration, the following:

To apply for and receive life or health insurance on the life or sickness of any person; to accept the ownership and beneficial interest of life insurance, which may be transferred to the Trustees without responsibility as to the payment of premiums. The insuring companies have no responsibility as to the payment of premiums. The insuring companies have no responsibility other than to pay the proceeds of the policies to the named beneficiary and are not required to examine the Trust Agreement at any time.

To sell, lease, exchange, abandon, pledge for security, and to exercise all the rights, powers and privileges which an absolute owner of the same property would have regarding any property, which in his/her discretion the Trustee chooses to receive subject to this Trust Agreement.

To open bank accounts, to borrow money with or without security, to receive all dividends, interest, and other income, and to compromise and settle all claims. To purchase, sell or retain stocks, securities, mutual funds, mortgages and other investments. Any, and all bank accounts, including checking and savings accounts, established in the name of the Trust by the Trustee, shall be subject to withdrawal, and all checks, drafts, and other obligations of the Trust shall be honored by said depositories upon the signature of Trustees.

To exercise without notice, hearing, confirmation or approval of any Court, each and every power enumerated in this Agreement.

**EXHIBIT "A"**

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*Sub 12*


The Trustees have the specific power to buy, sell and trade in securities of any nature or margin, or otherwise, including options, commodities and short sales and for such purpose may maintain and operate brokerage accounts with brokers.


Those powers of Trustees enumerated in Nevada Revised Statutes 163.265 through 163.410.

4. The Grantors are empowered to designate Co-Trustees and Successor Trustees.

If the Trustees, JOHN M. LARSON and PATRICIA GALES LARSON, resign or are unable or unwilling to serve, Successor Trustee shall be ROBERT "ROBIN" or "BOB" GALES currently residing at Coachland, 10500 Hwy 89 North, Truckee, California.

5. That enumeration of certain powers of the Trustees shall be interpreted neither in derogation of any right of the Trustees under the law nor, as a restriction to the discretion a prudent person would use in the management of property held for the benefit of others; such enumeration shall not limit its general powers in dealing with a third person, the Trustees being vested with having all the rights, duties, powers and privileges which an absolute owner of the same property would have.

  
\_\_\_\_\_  
JOHN M. LARSON, Grantor of the  
2001 LARSON FAMILY TRUST

  
\_\_\_\_\_  
PATRICIA GALES LARSON, Grantor of the  
2001 LARSON FAMILY TRUST

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STATE OF NEVADA )  
 ) SS.  
COUNTY OF WASHOE )

On this 14th day of December, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN M. LARSON, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged that he executed the same.

*Betty Davenport*  
\_\_\_\_\_  
NOTARY PUBLIC

BETTY DAVENPORT  
Notary Public, State of Nevada  
Appointment No. 99-5867-2  
My Appt. Expires Sept. 22, 2003

STATE OF NEVADA )  
 ) SS.  
COUNTY OF WASHOE )

On this 14th day of December, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared PATRICIA GALES LARSON, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged that she executed the same.

*Betty Davenport*  
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NOTARY PUBLIC

BETTY DAVENPORT  
Notary Public, State of Nevada  
Appointment No. 99-5867-2  
My Appt. Expires Sept. 22, 2003

*SA* *PL*



**ATTORNEY'S CERTIFICATION**

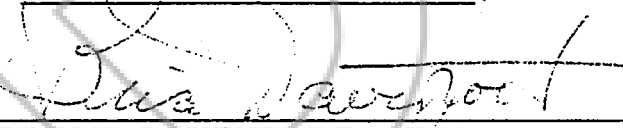
The undersigned, the attorney for JOHN M. LARSON and PATRICIA GALES LARSON, as Grantors of the "2001 LARSON FAMILY TRUST" established December 14, 2001, hereby certify that said Trust is a Revocable Inter Vivos Grantor Trust and that a signed copy of said Declaration of Trust is on file in the office of the undersigned.

In my opinion, Treasury Regulations that apply to the Trust do not require a separate employer identification number at this time. Additionally, in my opinion, the Trust is designed in such a way that a transfer of real property to the Trustee does not change equitable ownership, therefore, it comes within the exempt provisions for assessor's re-evaluation purposes.

Title to assets should be taken as follows:

"2001 LARSON FAMILY TRUST" dated December 14, 2001.

DATED: This 14<sup>th</sup> day of December, 2001.


  
BRIAN DAVENPORT, ESQ.  
458 Court Street  
Reno, NV 89501  
(775) 786-9222

REQUESTED BY  
Brian Davenport Ltd  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2001 DEC 19 AM 11:11

LINDA SLATER  
RECORDER

\$ 20<sup>00</sup> PAID K2 DEPUTY

  
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BK 1201 PG 6342