



KAREN ELLISON, RECORDER

E07

APN: 1319-03-811-012

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

**MAIL TAX STATEMENTS TO:**

Jana & Russell Mortellaro  
Post Office Box 423  
Genoa, NV 89411

Pursuant to *NRS 239B.030*, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**TRUST TRANSFER DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JANA R. MORTELLARO** and **RUSSELL A. MORTELLARO**, wife and husband as joint tenants, ("Grantors") do hereby GRANT, BARGAIN, SELL and CONVEY to **JANA R. MORTELLARO** and **RUSSELL A. MORTELLARO**, Trustees of **THE J&R M 2015 TRUST**, ("Grantees"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1**

Lot 12 in Block A, of the Final Map of Genoa Lakes Phase 2, a Planned Unit Development according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 1994, Document No. 338683.

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PARCEL 2.

That certain Exclusive Use and Landscape Easement more particularly described as follows:

COMMENCING at the Northwesterly corner of Unit 12, as shown on the Final Map for GENOA LAKES PEASE 2, a Planned Unit Development, Document No. 338683 of the Douglas County Recorder's Office, said point bears North  $73^{\circ}29'46''$  East, 37.05 feet from Tie Point "C" as shown on the Genoa Lakes Phase 2 Final Map; thence North  $51^{\circ}28'19''$  East, along the Northerly line of said Unit 12, 54.33 feet to the TRUE POINT OF BEGINNING; thence North  $51^{\circ}28'19''$  East, 35.69 feet; thence South  $41^{\circ}06'47''$  East, 33.56 feet; thence South  $47^{\circ}56'59''$  East, 33.56 feet; thence South  $45^{\circ}07'07''$  West, 37.00 feet to the Northwesterly corner of Unit 13, as shown on said Genoa Lakes Phase 2 Final Map; thence South  $45^{\circ}07'07''$  West along the Westerly line of said Unit 13, 48.33 feet; thence North  $43^{\circ}14'06''$  West, 20.99 feet to a point on the Southerly line of said Unit 12; thence along the Southerly and Easterly boundary lines of said Unit 12 the following 8 courses; North  $51^{\circ}28'19''$  East, 56.50 feet; North  $38^{\circ}31'41''$  West, 15.67 feet; South  $51^{\circ}28'19''$  West, 3.67 feet; North  $38^{\circ}31'41''$  West, 1.83 feet; South  $51^{\circ}28'19''$  West, 6.00 feet; North  $38^{\circ}31'41''$  West, 28.00 feet; South  $51^{\circ}28'19''$  West, 3.00 feet; North  $38^{\circ}31'41''$  West, 9.67 feet to the TRUE POINT OF BEGINNING.

Note: Legal description previously contained in Document No. 584180 recorded July 23, 2003 in Book 703, Page 11240, Official Records of Douglas County, State of Nevada.

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TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantees and Grantees' heirs and assigns forever.


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*Pursuant to NRS §111.312, this legal description was previously recorded on April 16, 2012, as Document No. 800785, Book 412, Page 3901, in the Official Records of Douglas County.*

DATED this 9<sup>th</sup> day of January, 2015.

  
\_\_\_\_\_  
**JANA R. MORTELLARO,**  
Grantor/Trustee

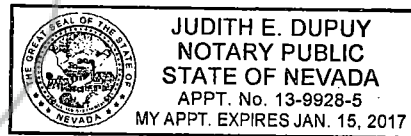
  
\_\_\_\_\_  
**RUSSELL A. MORTELLARO,**  
Grantor/Trustee

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on January 9, 2015 by **JANA R. MORTELLARO** and **RUSSELL A. MORTELLARO**.

WITNESS my hand and official seal.

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



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- (a) 1319-03-811-012
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_
- (d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: RY- Trust OK

2. Type of Property:

- (a)  Vacant Land
- (c)  Condo/Townhouse
- (e)  Apartment Building
- (g)  Agricultural
- (i)  Other: \_\_\_\_\_
- X (b) SFR
- (d) 2-4 Plex
- (f) Commercial/Ind.
- (h) Mobile Home

3. Total Value/Sale Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$ 0  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090(7).
- b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

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 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: \_\_\_\_\_

Capacity Seller, **RONALD D. ALLING, Esq.**  
Attorney for Grantors

Signature: \_\_\_\_\_

Capacity Buyer, **RONALD D. ALLING, Esq.**  
Attorney for Grantees

**SELLER (GRANTOR) INFORMATION**  
(Required)

Name Russell A. & Jana R. Mortellaro  
 Address Post Office Box 423  
 City/State/Zip Genoa, NV 89411

**BUYER (GRANTEE) INFORMATION**  
(Required)

Name Russell A. & Jana R. Mortellaro  
 Address Post Office Box 423  
 City/State/Zip Genoa, NV 89411

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ronald D. Alling, Esq.  
 Address: ALLING & JILLSON, LTD.  
 Post Office Box 3390  
 Lake Tahoe, NV 89449-3390

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