

APN: 1022-29-411-009  
R.P.T.T.: \$0.00  
Exempt: (NRS 375.090, Section 7)



KAREN ELLISON, RECORDER

E07

**This Document Prepared By:**

JENNIFER T. CAMPBELL  
*Attorney at Law*  
9700 Business Park Drive, Suite 305  
Sacramento, California 95827  
(916) 903-7678

**After Recording, Return and Mail Tax Statements To:**

Thomas E. Larsen and Shelley L. Larsen, as co-Trustees  
6304 Cerromar Circle  
Orangevale, CA 95662

**Send Subsequent Tax Bills To:**

Thomas E. Larsen and Shelley L. Larsen, as co-Trustees  
6304 Cerromar Circle  
Orangevale, CA 95662  
Phone: (916) 474-9639

# QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

THOMAS E. LARSEN and SHELLEY L. LARSEN, husband and wife,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby CONVEY AND QUITCLAIM to:

THOMAS E. LARSEN and SHELLEY L. LARSEN, as co-Trustees of THE LARSEN FAMILY TRUST, U/A dated September 1, 2015, the GRANTEE,

Whose mailing address is 6304 Cerromar Circle, Orangevale, CA 95662;

All of the following described real estate situated in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain, and Sale Deed, recorded on August 29, 2014, as Document No. 848848 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 1966 Dayton, Gardnerville, NV 89410.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 1st day of September, 2015.

THOMAS E. LARSEN

SHELLEY L. LARSEN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF SACRAMENTO

On September 1, 2015, before me, JENN CAMPBELL, a Notary Public, personally appeared THOMAS E. LARSEN and SHELLEY L. LARSEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

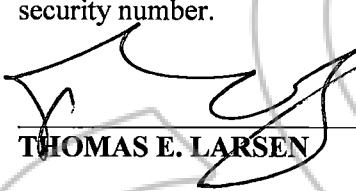
WITNESS my hand and official seal.

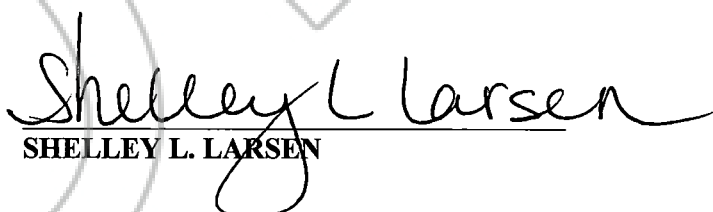
  
\_\_\_\_\_  
Notary Public Signature



Notary Public Seal

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

  
\_\_\_\_\_  
THOMAS E. LARSEN

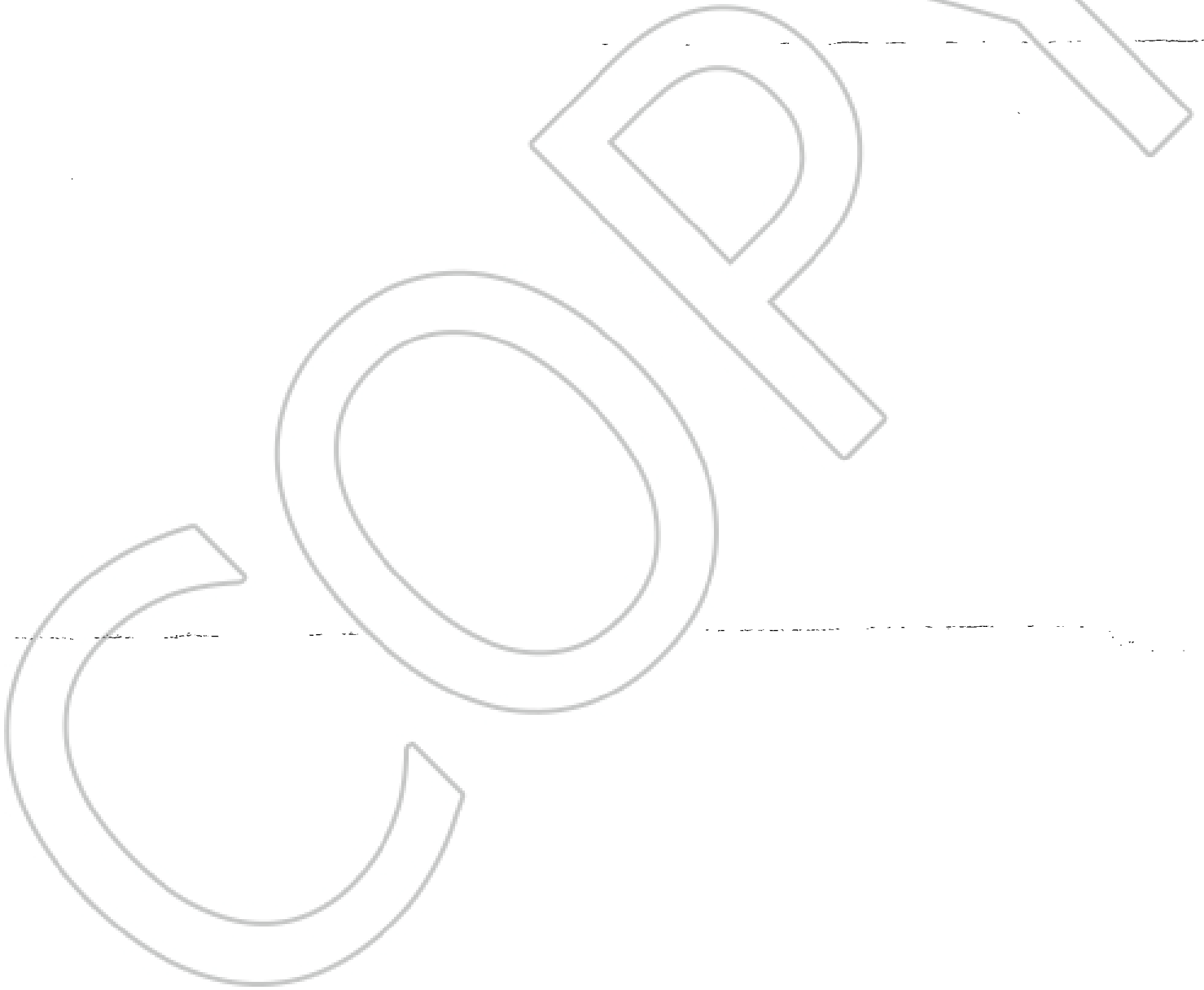
  
\_\_\_\_\_  
SHELLEY L. LARSEN

# EXHIBIT A

Lot 25 as shown on the Amended Map of TOPAZ LODGE SUBDIVISION, FIRST AND SECOND SECTIONS, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on September 16, 1958, under File No. 13594.

and more commonly known as 1966 Dayton, Gardnerville, NV 89410.

TAX PARCEL NUMBER: 1022-29-411-009



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1022-29-411-009  
 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: \$ ~~2,000,000~~ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: transfer of title to a trust without consideration - See enclosed - Certification of Trust

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 [Signature] Capacity Trustee

Signature [Signature] Capacity Trustee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Thomas E & Shelley L. Larsen  
 Address: 6304 Cerromar Circle  
 City: Orangetvale  
 State: California Zip: 95662

Print Name: Thomas E & Shelley L. Larsen, Trustees  
 Address: 6304 Cerromar Circle  
 City: Orangetvale  
 State: California Zip: 95662

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Jennifer T Campbell, Attorney at Law Escrow # NA  
 Address: 9700 Business Park Drive, Suite 305  
 City: Sacramento State: CA Zip: 95827

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