

Prepared by:
Rachel King,
25109 Jefferson Ave.,
Suite 215
Murrieta, CA 92562



After Recording Return to:
Michael Massoni
41464 Patri Circle
Murrieta, CA 92562

(ABOVE SPACE FOR RECORDER'S USE)

APN: 1318-23-217-001

QUITCLAIM DEED

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On May 31, 2017 THE GRANTOR,

MICHAEL MASSONI, successor Trustee of the MASSONI FAMILY PRIVATE
REVOCABLE LIVING TRUST dated April 13, 1999,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration
conveys, releases and quitclaims to the GRANTEE:

Michael Massoni, an married man, as his sole and separate property, residing at 41464
Patri Circle, Murrieta, Riverside County, California 92562,

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

Legal Description: Lot 6A of Lake Village Unit No. 2-B, as shown on the official map filed in
the office of the county recorder of Douglas County, Nevada on December 28, 1971, in book 2,
of maps, as document No. 56076.

Description is as it appears in Document No. 2016-890696, Official Records, Douglas County,
Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in
and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs
and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns
shall have, claim or demand any right or title to the property, premises, or appurtenances, or any
part thereof.

Mail Tax Statements To:
Michael Massoni
41464 Patri Circle
Murrieta, California 92562

Grantor Signatures:

DATED: 5/31/17



Michael Massoni, Trustee on behalf of MICHAEL MASSONI, successor Trustee of the MASSONI FAMILY PRIVATE REVOCABLE LIVING TRUST dated April 13, 1999

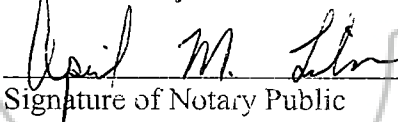
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On 5-31-2017 before me, April M. Lillov, a Notary Public, personally appeared Michael Massoni on behalf of MICHAEL MASSONI, successor Trustee of the MASSONI FAMILY PRIVATE REVOCABLE LIVING TRUST dated April 13, 1999, 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.

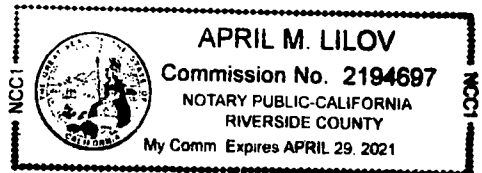
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



STATE OF NEVADA
 DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-23-217-001
 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>W-Trust OK</u>	

3. Total Value/Sales Price of Property: \$ 0.00
 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: Parent Child Transfer from Family 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: Successor Trustee, Seller

Signature: [Signature] Capacity: Buyer

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Michael Massoni
 Address: 41464 Patri Circle
 City: Mumeta
 State: CA Zip: 92562

Print Name: Michael Massoni
 Address: 41464 Patri Circle
 City: Mumeta
 State: CA Zip: 92562

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: King Law Firm Escrow # _____
 Address: 25109 Jefferson Ave #215
 City: Mumeta State: CA Zip: 92562

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