

APN: 03-180-28

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

TODD FRAHM

Attorney at Law

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00085597201909247060040045

KAREN ELLISON, RECORDER

E07

After Recording, Return and Mail Tax Statements To:

Elbert Gifford, Jr. and Wanda Gifford, as co-Trustees

13505 Chispa Road

Atascadero, CA 93422

Send Subsequent Tax Bills To:

Elbert Gifford, Jr. and Wanda Gifford, as co-Trustees

13505 Chispa Road

Atascadero, CA 93422

Phone: 805-235-6388

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

ELBERT GIFFORD, JR. and WANDA M. GIFFORD, husband and wife as community property, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby CONVEY AND QUITCLAIM to:

ELBERT GIFFORD, JR. and WANDA GIFFORD, as co-Trustees of THE GIFFORD FAMILY TRUST, U/A dated June 28, 1989, the GRANTEE,

Whose mailing address is 13505 Chispa Road, Atascadero, CA 93422;

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 Book 891, Page 3887, recorded on August 23, 1991, as Document No. 1991-258545 in County Records, Douglas County, Nevada.

MORE commonly known as: 178 Pine Point Drive, Zephyr Cove, NV.

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 9th day of January, 2019.


ELBERT GIFFORD, JR.


WANDA M. GIFFORD

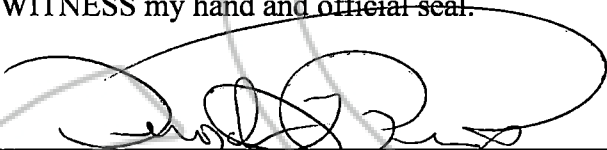
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

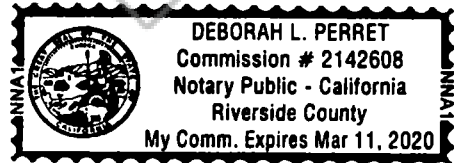
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On January 9, 2019, before me, DEBORAH L. PERRET, a Notary Public, personally appeared ELBERT GIFFORD, JR. and WANDA M. GIFFORD, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.


ELBERT GIFFORD, JR.


WANDA M. GIFFORD

EXHIBIT "A"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:

Lot 13, as shown on the Official Map of Lakeridge Estates Subdivision Unit No. 1, filed in the Office of the County Recorder on May 7, 1957, Document No. 12188, Official Records of Douglas County, State of Nevada, and on revised plat recorded February 23, 1959, Document No. 14083, Official Records of Douglas County, State of Nevada.

EXCEPTING THEREFROM the following described portion of said Lot 13:

COMMENCING at the most Northerly corner of Lot 13, Lake Ridge Estates No. 1, Subdivision revised plat, as said subdivision is recorded on February 23, 1959 in Book 1 of Maps of Douglas County, Nevada; thence South $45^{\circ}50'$ West, 112.7 feet to a point, said point being on the right of way of Pine Point Drive; thence Southeast $01^{\circ}20'59''$ 39.5 feet to a point; thence Southeast $52^{\circ}38'26''$ 30.0 feet to a point; thence Northeast $87^{\circ}01'00''$ 39.0 feet to the TRUE POINT OF BEGINNING; thence Northeast $87^{\circ}01'00''$ 93.0 feet to a point; thence Southeast $27^{\circ}29'00''$ 23.00 feet to a point; thence along a curve to the right with a central angle of $63^{\circ}31'00''$, a radius of 63.190 feet and an arc distance of 70.05 feet to a point; thence Northwest $61^{\circ}26'14''$ 42.28 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH the following described parcel of land:

COMMENCING at the most Northerly corner of Lot 13, Lake Ridge Estates No. 1 Subdivision revised plat, as said subdivision is recorded on February 23, 1959 in Book 1 of Maps of Douglas County, Nevada; thence South $45^{\circ}50'$ West, 112.7 feet to a point being on the right of way of Pine Point Drive; thence Southeast $01^{\circ}20'59''$ 39.5 feet to a point; thence Southeast $52^{\circ}38'26''$ 30.0 feet to a point; Northeast $87^{\circ}01'00''$ 39.0 feet to the TRUE POINT OF BEGINNING; thence Northwest $63^{\circ}49'25''$ 21.83 feet to a point; thence along a curve to the left with a central angle of $90^{\circ}13'43''$, a radius of 45 feet and an arc distance of 70.86 feet to the Northwest corner of Lot 13; thence Southeast $01^{\circ}20'59''$ 39.5 feet to a point; thence Southeast $52^{\circ}38'26''$ 30.0 feet to a point; thence Northeast $87^{\circ}01'00''$ 39.0 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 03-180-28

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
a. 03-180-28
b. _____
c. _____
d. _____

Trust or BE

2. Type of Property:
a. Vacant Land b. Single Fam. Res.
c. Condo/Townhouse d. 2-4 Plex
e. Apt. Bldg f. Comm'l/Ind'l
g. Agricultural h. Mobile Home
 Other: _____

3. a. Total Value /Sales Price of Property:		<u>NO SALE</u>
b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: Wanda M. Gifford Capacity: Grantor
Signature: Wanda M. Gifford Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Elbert Gifford, Jr. and Wanda M. Gifford
Address: 13505 Chispa Road
City: Atascadero
State CA Zip: 93422

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Elbert Gifford, Jr. and Wanda M. Gifford, co-trustees
Address: Same as Grantor
City: Same as Grantor
State: Same as Grantor Zip: Same as Grantor

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

TODD FRAHM
Attorney at Law
Tyler & Bursch, LLP
25026 Las Brisas Road
Murrieta, California 92562