

DOUGLAS COUNTY, NV **2019-926804**  
Rec:\$35.00  
Total:\$35.00 **03/18/2019 03:05 PM**  
STEVEAN N. LUZAICH Pgs=3

RECORDING REQUESTED BY:  
COREY, LUZAICH, de GHETALDI & RIDDLE LLP

WHEN RECORDED MAIL TO:

STEVEAN N. LUZAICH, ESQ.  
PO Box 669  
Millbrae, CA 94030

MAIL TAX STATEMENTS TO:  
JUAN AND MARIA ITURBURUA, Trustees  
2321 34<sup>th</sup> Ave  
San Francisco, CA 94116-2204



KAREN ELLISON, RECORDER E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 25-384-06

**GRANT DEED - TRUST TRANSFER**

The undersigned grantor or agent declare(s): **THERE IS NO CONSIDERATION FOR THIS TRANSFER. Real Property Transfer Tax is \$0.00, pursuant to NRS 375.090(7): A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JUAN ITURBURUA** and **MARIA ITURBURUA**, husband and wife, as joint tenants with rights of survivorship, hereby GRANT(S) to **MARIA ITURBURUA** and **JUAN ITURBURUA**, as Trustees of the **JUAN AND MARIA ITURBURUA 2019 TRUST** under Declaration of Trust dated March 11, 2019, that property in the County of Douglas, State of Nevada, commonly known as 1317 Toiyabe Avenue, Gardnerville, more particularly described as follows:

Lot 36, as shown on the map of **CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 1**, filed in the office of the County Recorder of Douglas County, Nevada, on July 19, 1965, in Book 33, Page 19, Document No. 28834.

APN: 25-384-06

Dated: March 11, 2019

\_\_\_\_\_  
JUAN ITURBURUA  
  
\_\_\_\_\_  
MARIA ITURBURUA

**ACKNOWLEDGMENT**

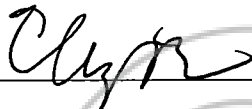
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

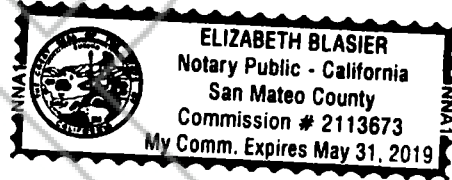
STATE OF CALIFORNIA  
County of San Mateo

On March 11, 2019, before me, Elizabeth Blasier, Notary Public, personally appeared **JUAN ITURBURUA** and **MARIA ITURBURUA**, 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  (Seal)



# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 25-384-06  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>Trust ok BC</u> <u>Transfer to a trust</u>

## 3. Total Value/Sales Price of Property:

\$ \_\_\_\_\_  
 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: Exemption Number 07  
 b. Explain Reason for Exemption: Transfer without consideration between Trustees, due to death of trustee. Also, transfer between spouses.

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 Maria Iturburu Capacity Trustee  
 Signature Juan Iturburu Capacity \_\_\_\_\_

<p><b>SELLER (GRANTOR) INFORMATION</b> (REQUIRED)</p> <p>Print Name: <u>JUAN and MARIA ITURBURUA</u>          Address: <u>2321 34th Ave</u>          City: <u>San Francisco</u>          State: <u>CA</u> Zip: <u>94116</u></p>	<p><b>BUYER (GRANTEE) INFORMATION</b> (REQUIRED)</p> <p>Print Name: <u>JUAN and MARIA ITURBURUA, Trustees</u>          Address: <u>2321 34th Ave</u>          City: <u>San Francisco</u>          State: <u>CA</u> Zip: <u>94116</u></p>
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**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Dallas Dean; Corey, Luzaich, de Ghetaldi, et al. Escrow # n/a  
 Address: 700 El Camino Real, P.O. Box 669  
 City: Millbrae State: CA Zip: 94030