



KAREN ELLISON, RECORDER E07

**Recorded at the request of:**

Mark A. Winter, Esq.  
801 N. Division Street  
Carson City, Nevada 89703

**When Recorded, mail to:**

**Mail Tax Statements to:**

James P. Frega  
1139 Wisteria Drive  
Minden, Nevada 89423

**DEED**

APN: 1420-18-214-042

James P. Frega and Valerie A. Frega, husband and wife, do hereby convey to James P. Frega and Valerie A. Frega as Co-Trustees of the JV Frega Trust dated May 23, 2019, all their right, title and interest in that real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and incorporated herein by said reference

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

Witness our hand on this 23rd day of May, 2019.

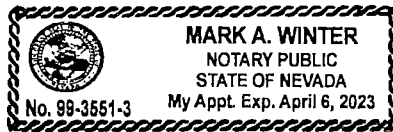
  
\_\_\_\_\_  
James P. Frega

  
\_\_\_\_\_  
Valerie A. Frega

STATE OF NEVADA)  
                                  : ss.  
CARSON CITY )

On May 23, 2019, personally appeared before me, a Notary Public, James P. Frega and Valerie A. Frega who acknowledged that they executed the above document.

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



Lot 21, in Block A, as shown on the Official Map of SILVERADO HEIGHTS SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, Nevada, on September 18, 1978, in Book 978, Page 1176, as Document No. 25326 and Certificate of Amendment of the final plat of said subdivision, recorded August 23, 1979, in Book 879 of Official Records, at Page 1725, as Document No. 35885, and Certificate of Amendment of the final plat of said subdivision recorded October 12, 1979, in Book 1079, at Page 1039, as Document No. 37638, Official Records, Douglas County, Nevada.

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EXHIBIT "A"

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-18-214-042  
 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  
 Other

| FOR RECORDERS OPTIONAL USE ONLY   |             |
|-----------------------------------|-------------|
| Book _____                        | Page: _____ |
| Date of Recording: <u>5/24/19</u> |             |
| Notes: <u>Modified Grant - JB</u> |             |

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 00.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: TRANSFER TO GRANTORS' REVOCABLE TRUST WITHOUT CONSIDERATION. CERTIFICATE OF TRUST SHOWN AT TIME OF RECORDING

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: INDIVIDUAL GRANTOR  
 Signature Valerie A. Frega Capacity: CO-TRUSTEE GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: JAMES P. FREGA  
 Address: 1139 WISTERIA DRIVE  
 City: MINDEN  
 State: NV                      Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: VALERIE A. FREGA, Trustee  
 Address: 1139 WISTERIA DRIVE  
 City: MINDEN  
 State: NV                      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: MARK A. WINTER, ESQ                      Escrow # \_\_\_\_\_  
 Address: 801 N. DIVISION STREET  
 City: CARSON CITY    State: NV                      Zip: 89703